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The City of
Elk Grove
General Plan

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ELK GROVE
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Prepared by: City of Elk Grove Planning

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Elk Grove General Plan

Adopted General Plan

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Councilmember Dan Briggs
Councilmember James Cooper
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Adopted by the City Council
November 19, 2003

Reflects Amendments through
January 5, 2005

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Preface: A Vision for Elk Grove

From the beginning of the General Plan program in Elk Grove, a core concept underlying the preparation of the Plan was that it should represent the community's goals and aspirations. For this reason, an extensive "Visioning" process was conducted during the initial phase of the General Plan's preparation, with the goal of developing a consensus Vision for the future of Elk Grove.

The "Visioning" process was a key component of the General Plan's preparation

The following is a summary of the Vision for Elk Grove as it was developed during the public outreach process. This Vision for Elk Grove is reflected in the Goals, Policies, and Action Items of this General Plan,

High Quality of Life

> *VISION FOR ELK GROVE—Elk Grove in the future is envisioned by the residents to continue to reflect the attributes which brought them to the community: a diversity of high quality residential and commercial areas in a rural setting, a high level of public services provided by the City Elk Grove, and a pleasing environment in which to live and work. The future will also provide more shopping opportunities (including a regional mall), increased employment opportunities, and an increased tax base to support City government and the services it provides.*

Rural Areas of Elk Grove

Typical scene in the eastern, "rural" portion of Elk Grove

Although Elk Grove has seen substantial growth in recent years (primarily west of Hwy 99), much of the city retains the "rural" character which once typified the entire community. In the eastern portion of Elk Grove, including the "Sheldon" area, large lots of two acres in size and more predominate, and animal raising is a common use. Infrastructure in this area is limited, and large trees still line many of the roads, which for the most part remain narrow and less improved than the "modern" roads in the newer parts of Elk Grove.

> *VISION FOR ELK GROVE—The Elk Grove of the future is a community in which the rural portions of the community are valued and retained as an important part of the city. These rural areas are envisioned as continuing to provide a scenic backdrop, where cattle and horses can be raised, and where reminders of the area's past and its natural history are available to all residents. As development of open lands in the western portion of Elk Grove continues, these rural areas are envisioned to have an increasing importance as a place for a rural lifestyle and as a place where wildlife such as the Swainson's hawk can continue to find refuge.*

Diversified Economic Base

The addition of regional shopping opportunities is part of the City's vision for the future

The recent period of rapid residential growth in Elk Grove has seen the expansion of retail opportunities available to residents. New retail centers have opened, and most neighborhoods have a wide variety of retail services nearby. The Vision for Elk Grove is that the variety of retail services will continue to increase, and that the city will take its place in the region as a location for more regional shopping opportunities—the Lent Ranch Marketplace regional mall is envisioned to play a key role in the city's economic future.

Mindful of the need to help reduce regional traffic congestion and air pollution—and to meet the needs of residents of Elk Grove—the residents' vision also includes an expansion of the city's role in providing professional employment opportunities in office settings. The General Plan includes substantially more office-designated lands than were previously planned for Elk Grove, expanding the potential for this type of use in the future.

> *VISION FOR ELK GROVE— Elk Grove is envisioned to contain a diversity of local and regional retail uses, building on the stores and service providers in existence at the time of the preparation of the City's first General Plan. New commercial areas will provide many opportunities not only for residents but for persons from throughout the region to shop, eat, and entertain in Elk Grove, bringing increased tax revenues to City government and helping to fund a wider range of public services. In the Elk Grove of the future, many more residents will live and work within the city. New office and other commercial developments provide an opportunity for workers at all levels to find work close to their homes. An increasing number of workers are envisioned to be able to avoid commuting to other cities, helping decrease traffic and decrease air pollution.*

Historic Resources

Elk Grove is home to a federally listed Historic District in Old Town, and the residents recognize this area as the historic "center" of town.

Elk Grove in the 1930s, the former Fish Hatchery at Elk Grove Florin and Bond roads

The Vision for Elk Grove includes retaining and enhancing this area, as well as historic resources in other parts of the city, for the benefit of current and future residents.

> *VISION FOR ELK GROVE—Elk Grove's historic resources will continue to form an important part of the community's character, and will be protected and preserved to maintain this important part of the community for future generations.*

High Quality of Public Services

Essential to a high quality of life are the services provided by local government: police, fire protection, and schools. In Elk Grove, police protection is provided by the Sacramento County Sheriff's Department, under contract to the City. Fire protection and public parks and recreation are provided by the Elk Grove Community Services District, an independent agency. Education is provided by the Elk Grove Unified School District, which enjoys a reputation for high academic quality and which is continuing to add new schools to serve the rapidly growing population of school-aged children.

Elk Grove Police motorcycle unit

In addition to these items, the City and other agencies offer a wide variety of essential services which add to the quality of public services: roads, water service, planning, and many others.

> *VISION FOR ELK GROVE— The Elk Grove of the future remains a place in which residents expect—and receive—a high level of public services. Where necessary to meet the needs of an expanding population, the level of public services also expands. Because the population will continue to change and grow, public services are envisioned to be adjusted to meet new conditions, and to expand as needed to serve a larger population.*

Managed Growth

A major concern expressed through the General Plan preparation process was a desire to manage growth in the city. Participants in the process expressed a desire for continued growth which could be managed so that the desirable aspects of Elk Grove are not negatively affected, and the policies of Sacramento County (which allowed the incremental development of major roadways and the creation of wide/narrow "zipper streets"). "Growth is accepted, but should be properly managed," was the consensus on this issue.

Residential development in Elk Grove

> *VISION FOR ELK GROVE— The future envisioned in this General Plan is one in which the City carefully manages the growth of new residential and commercial areas in the City—to the extent possible—by directing growth to those areas where new development can be supported and in a manner which does not cause or add to traffic congestion or other problems. Land use and economic development policies will play a key role in achieving this vision, by directing growth to appropriate areas and by directing economic development efforts. This vision also includes a future in which the planning and financing of public infrastructure is accomplished in a manner that supports the "up front" development of major infrastructure facilities, such as roadways, ahead of need.*

Traffic/Circulation

Traffic congestion is a major concern of many Elk Grove residents. Traffic congestion is seen by the residents of Elk Grove as a solvable problem—the congestion which results on many roadways is due to the partial construction of roadways where full roadways are needed; when the ultimate roadway system is built, most congestion issues will be resolved.

Traffic congestion on some roadways can result in significant delays during "rush hour" periods

Residents recognize that new roadways are needed to help solve the city's traffic problems, but they also realize that some potential solutions carry with them their own problems. Building new roadways in the rural area would negatively affect the character of those areas by removing mature trees, introducing higher-speed traffic, and placing wide roadways in a rural setting.

Residents also recognize that Elk Grove should not place itself in the role of solving regional problems. If traffic problems are caused by commuters from other cities, or by an imbalance of jobs and housing in the region, then the solution to these problems should come from the region.

Finally, the Vision for Elk Grove includes an increase in the use of alternative forms of transportation: walking, cycling, public bus transit, and light rail. While these are not viewed by Elk Grove as a panacea for the city's or the region's traffic congestion, they are recognized as important parts of the overall movement of goods and people in the city.

> *VISION FOR ELK GROVE— The vision for future traffic congestion in Elk Grove is that the City will "hold the line" keeping traffic at manageable levels. This vision, however, recognizes that not all traffic problems can be solved; some congestion may continue because the solution to congestion may be worse than the problem it solves.*

Introduction

Elk Grove's incorporation and the creation of this General Plan represent the product of years of work on the part of residents and businesses in the community who saw the need for local control over the decisions which affected the quality of life in Elk Grove. The "Yes on J" campaign, which led to the successful vote for incorporation in March 2000, stressed increased law enforcement presence and local control.

YES ON J
ELK GROVE INCORPORATION
More Police...
Local Control...
No New Taxes!!!

A strong design for local control and improved police protection was expressed during the incorporation campaign.

The local control issue was in part a response to the rapid growth that had been occurring in Elk Grove for most of the 1990s. Construction of new housing has occurred at a pace of approximately 1,500 new homes per year, increasing the population of Elk Grove by approximately 4,000 persons per year. At the same time, the implementation of infrastructure improvements in particular lagged behind new development, and residents perceived that the quality of life was declining and that local control of planning and development was needed.

Two-Tiered Planning

In addition to planning for Elk Grove, this General Plan addresses a "Planning Area" outside the city limits. This Planning Area was defined during the process of applying to the Sacramento County Local Agency Formation Committee (LAFCO) for a Sphere of Influence; it represents the area which the City envisions may ultimately be included either in a Sphere of Influence or in the incorporated city limits.

While the City has no jurisdiction over the determination of land use policy in adjacent areas, it can advise the County on land use policy. Outside the city limits, therefore, this General Plan is purely advisory, although it does provide a statement of the uses the City desires in these areas.

Reflecting the limit of the City's authority to regulate land uses outside its current corporate boundaries, this General Plan provides land use and other policy direction in the following manner:

- For the area within the city limits, as shown in Figure 1, this General Plan provides a detailed Land Use Policy Map and other specific policies relating to land use and other issues.
- For the area outside the city limits, this General Plan provides land use designations at a more conceptual level; because the City does not have land use authority in these areas, detailed land use categories have not been assigned, and the policies of this General Plan with regard to other issues (circulation, housing, noise, etc.) are advisory only and are intended to be considered by the County of Sacramento in its review and approval of development projects and other matters in this larger "planning area."

The environmental analysis of this General Plan also reflects this two-tier approach, providing more specific impact and mitigation discussion for the area within the city limits and the proposed Sphere of Influence and addressing land uses outside this area under current (County of Sacramento) land use designations and policies and this General Plan's proposed policies.

Role of the General Plan

The General Plan is a broad framework for planning the future of the City of Elk Grove. It is the official policy statement of the City Council to

guide the private and public development of the City in a manner to gain the maximum social and economic benefit to the citizens. All other City codes and standards, including Specific Plans and Development Code, must be consistent with the General Plan.

Although this General Plan is expected to guide development until the year 2023 (a 20-year timeframe), changes to the Plan are expected to occur as circumstances change and the City's responds to these changes—or alters its vision for the future.

The California Government Code (Section 6S302) requires that a general plan address seven basic topics (discussed in more detail later in this Chapter). These required topics are:

- Land Use
- Circulation
- Housing
- Conservation
- Open Space
- Noise, and
- Safety

Ten Elements of this General Plan

In addition to the required topics, State law allows each General Plan to address other issues important to the city. Elk Grove has chosen to organize this General Plan into ten Elements:

1. Land Use
2. Circulation
3. Housing
4. Economic Development
5. Public Facilities and Finance
6. Historic Resources
7. Parks, Trails, and Open Space
8. Safety
9. Noise
10. Conservation and Air Quality

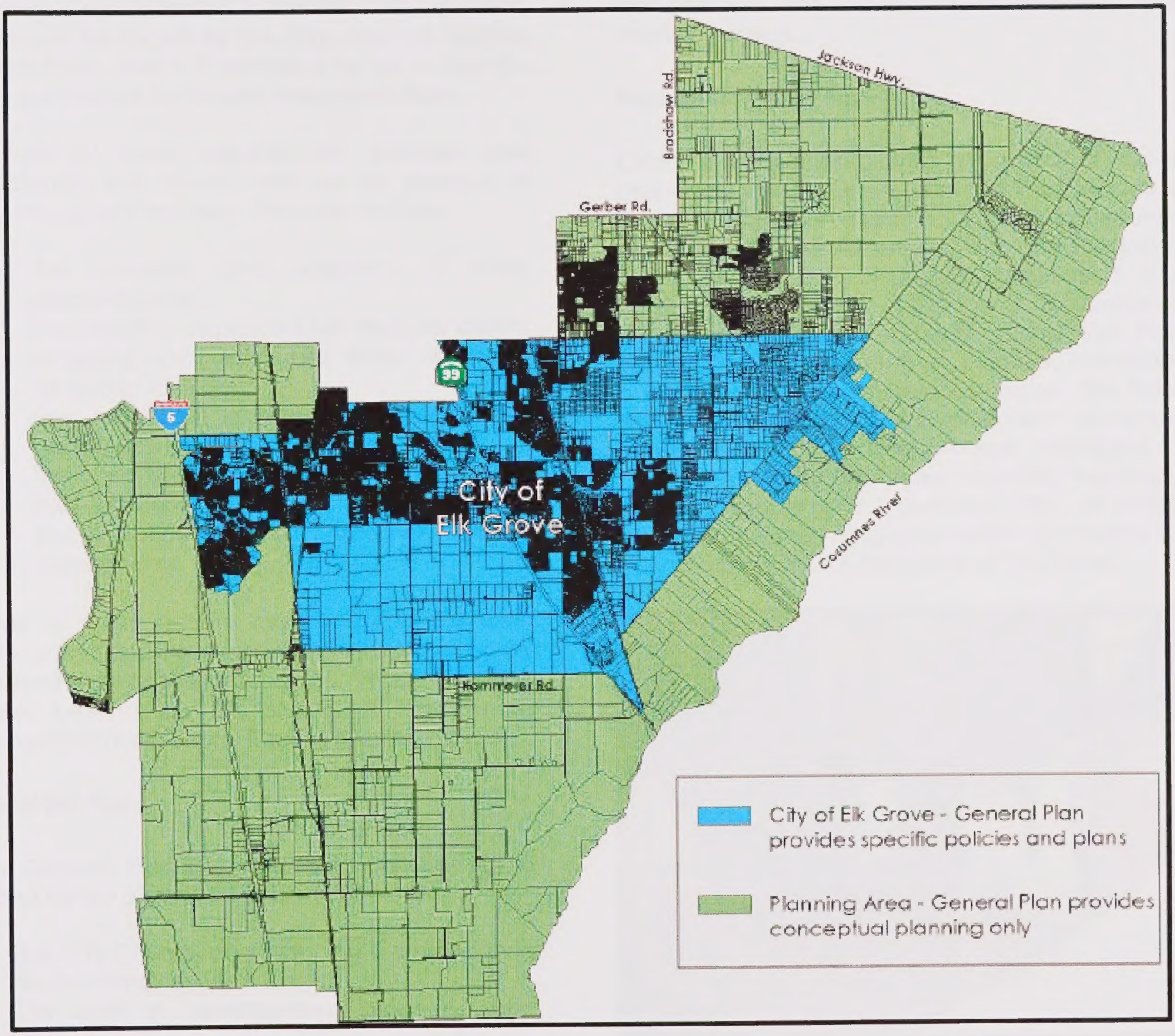
These Elements address all of the topics required by State law, as well as the optional topics of Economic Development, Historic Resources, and Finance.

Each of the ten Elements of the General Plan is related to the achievement of the Vision for Elk Grove and the City's goals; in addition, many of the policies and action items in each Element are interrelated with policies and actions in other Elements—this General Plan is a comprehensive, coordinated document.

The City of Elk Grove is an ever-changing dynamic entity. Periodic review and possible amendment of the General Plan to adjust to changing conditions and City priorities is required. This General Plan, while prepared with a time horizon of at least 20 years in mind, is not unchangeable—as circumstances or the City's desires change, this Plan may be amended.

Under State law, City ordinances regulating land use must be consistent with the General Plan. The Zoning Code, Specific Plans, and individual project plan proposals must be consistent with the goals, policies, and standards contained in the General Plan. In addition, all capital improvements and public works projects must be consistent with the General Plan.

FIGURE 1: PLANNING AREA


Jackson Hwy.
Bradshaw Rd.
Gerber Rd.
99
5
City of Elk Grove
Cosumnes River
Kammerer Rd.
City of Elk Grove - General Plan provides specific policies and plans
Planning Area - General Plan provides conceptual planning only

This Plan Anticipates Future Work

This General Plan, while providing detailed policies to guide City growth and decision-making, is not intended to answer every question which will be faced by the City over the lifetime of the Plan. Nor is it intended to be a step-by-step guidebook for its own implementation.

In both of these regards, this General Plan anticipates that future work will be needed to fully implement this Plan. This may include:

- The creation and adoption of more detailed plans
- The creation of procedures and standards, including updated Public Works standards for public facilities
- The adoption of ordinances, including updates to the Elk Grove Zoning Code
- The creation and adoption of Capital Improvement Plans
- The adoption of new or updated funding mechanisms

Some of these actions may occur in the short term; others are expected to be developed over the long term as the need arises. Where possible, these future steps are shown in the various Elements of this General Plan as "Action Items."

Use of the Plan

The General Plan is intended to be used by a broad range of persons, including:

- The City Council and Planning Commission in decision-making activities;
- City staff in development programs and projects;
- The development community in preparing development proposals; and
- Residents and citizens seeking to understanding the future of Elk Grove and the type of development which may occur in the future.

This General Plan will be used (as discussed in the Land Use Element) as the basis for a comprehensive update of the Elk Grove Zoning Code and other City documents which provide standards for the development of public and private projects.

Preparation of the Plan

Citizen participation played an important role in preparing the Elk Grove General Plan. Because the General Plan needs to reflect community goals and aspirations, citizens were involved with issues identification and goal formulation. The public and various civic and professional organizations were consulted during the Plan preparation stage whenever possible. Numerous public meetings were held to discuss the Plan, and additional public involvement occurred during the public hearing process. Highlights of this process included three Visioning meetings, held in October and November 2001, at which participants used maps and written comments to define their vision for the future of Elk Grove.

Participants at one of three Visioning Workshops held in 2001

To provide guidance to staff in the preparation of the General Plan, as well as a forum for the discussion of issues and policies, the City Council created a five-member General Plan Advisory Committee (comprise of the five members of the Planning Commission), which met monthly (occasionally several times each month) for more than a year. The GPAC assisted in the identification and refinement of planning issues, and in the development of a preferred land use policy map.

Citizen groups and individuals participated in preparation of the General Plan through attendance at General Plan Advisory Committee meetings and at General Plan public study sessions and public hearings.

Finally, the Draft General Plan and its supporting documents received extensive review at public hearings held before the City of Elk Grove Planning Commission and City Council. Public testimony concerning the Draft General Plan was received prior to Plan adoption.

Elk Grove General Plan Element and California Government Code Section References	Contents Required by State Law (Excerpted from the California Government Code)	Topics Discussed in Element
Land Use Element *Government Code Section 65302(a)*	*"A land use element which designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan. The land use element shall identify areas covered by the plan which are subject to flooding and shall be reviewed annually with respect to those areas. The land use element shall designate, in a land use category that provides for timber production, those parcels of real property zoned for timberland production pursuant to the California Timberland Productivity Act of 1982, Chapter 6.7 (commencing with Section 51100) of Part 1 of Division 1 of Title 5."*	Provides City policies for the use and development of land for public and private uses. Defines land use categories and includes the Land Use Policy Map, which illustrates the City's land use policies. General distribution and intensity of land uses for housing, commercial uses, institutional uses, public facilities, and open space. Urban design is also discussed in this element.
Circulation Element *Government Code Section 65302(b)*	*"A circulation element consisting of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities, all correlated with the land use element of the plan."*	The Circulation Element provides City policies for all types of transportation in Elk Grove: vehicles (auto and truck), light and heavy rail, public transit, bicycling, pedestrian, and air. The Circulation Element includes master plans for roadways, bicycle transit, and other transit modes, and defines the level of service (or level of congestion) which the City will seek to maintain on roadways. Also addresses congestion management requirements pursuant to Government Code Section 65088 et seq.
Housing Element *Government Code Section 65583*	*The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobile homes, and shall make adequate provision for the existing and projected needs of all economic segments of the community." [excerpt]*	Provides the City's policies related to providing safe and affordable housing for all of the City's current and future residents. Identifies developmental constraints, and includes policies and action programs for providing adequate housing.

Elk Grove General Plan Element and California Government Code Section References	Contents Required by State Law (Excerpted from the California Government Code)	Topics Discussed in Element
Economic Development Element *Optional Element as discussed in Government Code Section 65303*	*No requirements in State law*	The Economic Development Element provides City policy on the creation of a more vibrant, diverse economy in Elk Grove, including the creation of new jobs and commercial opportunities. This Element provides a framework for the City's overall economic development program, identifying which types of businesses the City should seek to attract, how the City can attract these uses (through incentives, infrastructure programming, land use policies, etc.), and how this effort should be coordinated among various City departments.
Public Facilities and Finance Element *Government Code Section 65302(b)*	*"A circulation element consisting of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and* ***other local public utilities and facilities****, all correlated with the land use element of the plan."* [emphasis added]	This Element addresses a variety of public facilities--generally, the "infrastructure" which is needed to support existing and future development (water, sewer, parks, schools, etc.). This Element also addresses how those public facilities provided by the City will be financed, addressing for example the so-called "zipper street" issue. This Element will also provide overall City policy regarding the City's finances, including how the City will provide funding for public facilities and infrastructure.

Elk Grove General Plan Element and California Government Code Section References	Contents Required by State Law (Excerpted from the California Government Code)	Topics Discussed in Element
Historic Resources Element *Optional Element as discussed in Government Code Section 65303*	*No requirements in State law*	This Element will address how the City will preserve and enhance the many historic structures which exist in Old Town and other portions of the community. This Element summarizes the historic resources which exist Elk Grove and provides policies and action items to help provide additional protections for these resources, potentially including City review of alterations to historic buildings.
Parks, Trails, and Open Space Element *Government Code Section 65560*	*(a) "Local open-space plan" is the open-space element of a county or city general plan adopted by the board or council, either as the local open-space plan or as the interim local open-space plan adopted pursuant to Section 65563.* *(b) "Open-space land" is any parcel or area of land or water which is essentially unimproved and devoted to an open-space use as defined in this section, and which is designated on a local, regional or state open-space plan as any of the following:* *(1) Open space for the preservation of natural resources including, but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, bays and estuaries; and coastal beaches, lakeshores, banks of rivers and streams, and watershed lands.* *(2) Open space used for the managed production of resources, including but not limited to, forest lands, rangeland, agricultural lands and areas of economic importance for the production of food or fiber; areas required for recharge of ground water basins; bays, estuaries, marshes, rivers and streams which are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply.* *(3) Open space for outdoor recreation, including but not limited to, areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams; and areas which serve as links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.* *(4) Open space for public health and safety, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs and areas required for the protection and enhancement of air quality.*	Although the City does not provide park and recreation services, this Element describe the policies the City will implement to cooperate with the Elk Grove CSD to ensure that park and recreation facilities are available. This Element also addresses the issue of Open Space, which could include a variety of lands whose long-term use involves remaining undeveloped.

Elk Grove General Plan Element and California Government Code Section References	Contents Required by State Law (Excerpted from the California Government Code)	Topics Discussed in Element
Safety Element *Government Code Section 65302(g)*	*"A safety element for the protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides; subsidence, liquefaction and other seismic hazards identified pursuant to Chapter 7.8 (commencing with Section 2690) of the Public Resources* **Code***, and other geologic hazards known to the legislative body; flooding; and wild land and urban fires. The safety element shall include mapping of known seismic and other geologic hazards. It shall also address evacuation routes, peak load water supply requirements, and minimum road widths and clearances around structures, as those items relate to identified fire and geologic hazards. Prior to the periodic review of its general plan and prior to preparing or revising its safety element, each city and county shall consult the Division of Mines and Geology of the Department of Conservation and the Office of Emergency Services for the purpose of including information known by and available to the department and the office required by this subdivision."*	A number of potential safety hazards exist in Elk Grove, including the Suburban Propane facility, several rail lines, and potential flooding. This Element will define how the City will deal with all o these issues, both in this Element and through land use and other policies in other element of the General Plan, and how the City will cooperate with other agencies (such as the Elk Grove CSD) which provide public safety services.

Elk Grove General Plan Element and California Government Code Section References	Contents Required by State Law (Excerpted from the California Government Code)	Topics Discussed in Element
Noise Element *Government Code Section 65302(f)*	*A noise element which shall identify and appraise noise problems in the community. The noise element shall recognize the guidelines established by the Office of Noise Control in the State Department of Health Services and shall analyze and quantify, to the extent practicable, as determined by the legislative body, current and projected noise levels for all of the following sources:* *(1) Highways and freeways.* *(2) Primary arterials and major local streets.* *(3) Passenger and freight on-line railroad operations and ground rapid transit systems.* *(4) Commercial, general aviation, heliport, helistop, and military airport operations, aircraft overflights, jet engine test stands, and all other ground facilities and maintenance functions related to airport operation.* *(5) Local industrial plants, including, but not limited to, railroad classification yards.* *(6) Other ground stationary noise sources identified by local agencies as contributing to the community noise environment.* *Noise contours shall be shown for all of these sources and stated in terms of community noise equivalent level (CNEL) or day-night average level (Ldn). The noise contours shall be prepared on the basis of noise monitoring or following generally accepted noise modeling techniques for the various sources identified in paragraphs (1) to (6), inclusive. The noise contours shall be used as a guide for establishing a pattern of land uses in the land use element that minimizes the exposure of community residents to excessive noise. The noise element shall include implementation measures and possible solutions that address existing and foreseeable noise problems, if any. The adopted noise element shall serve as a guideline for compliance with the state's noise insulation standards.*	Noise, or "unwanted sound" is a byproduct of modern life, generated by the vehicles, machines, and other items which are part of our everyday lives. The Noise Element defines the level of noise which is acceptable in different types of areas (residential, office, industrial, etc.) and how the City will achieve those noise levels.

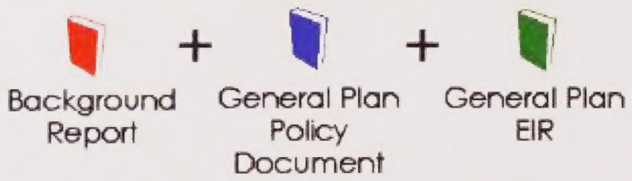
Elk Grove General Plan Element and California Government Code Section References	Contents Required by State Law (Excerpted from the California Government Code)	Topics Discussed in Element
Conservation and Air Quality Element *Government Code Section 65302(d)*	*"A conservation element for the conservation, development, and utilization of natural resources including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources. That portion of the conservation element including waters shall be developed in coordination with any countywide water agency and with all district and city agencies which have developed, served, controlled or conserved water for any purpose for the county or city for which the plan is prepared. Coordination shall include the discussion and evaluation of any water supply and demand information described in Section 65352.5, if that information has been submitted by the water agency to the city or county."*	This Element addresses the conservation of limited resources, including land, energy, etc., as well as measures the City will implement to improve air quality in Elk Grove and the region. This Element's policies are closely tied to policies in other Elements (particularly Land Use and Circulation) to address how the City, through its land use policies, its review of projects, and its own operations, can conserve natural resources and reduce impacts on air quality. This Element contains a broad range of strategies intended to encourage the use of alternative transportation to both reduce traffic on local roadways and decrease air pollutant emissions from private vehicles.

Organization of the General Plan

As discussed earlier in this chapter, the Elk Grove General Plan consists of ten elements which together satisfy—and exceed—the content requirements of State general plan law (see Table 1).

A number of documents support the General Plan, but are not adopted as parts of the Plan. The General Plan *Background Report* and the General Plan *Environmental Impact Report (EIR)* are integral to this General Plan. However, because it is intended to provide up-to-date information, the *Background* Report is specifically intended to be updated as necessary to reflect new information, changes in the master plans adopted by other agencies (such as the Elk Grove Community Services District and the Elk Grove Unified School District), and other information. Amendments to the *Background Report* are not considered an amendment to this General Plan, and do not require approval by City decision-makers.

The organization of the General Plan in these three volumes (Background Report, Policy Document, and EIR) is illustrated below. Together, these documents comprise the Elk Grove General Plan.



This General Plan is arranged in three volumes, which combine to form the entire General Plan

The ten General Plan elements and the Land Use Policy Map provide the goals and policies for the long-term development of the City. Each Element provides a brief summary of the topics it covers, with references to the Background Report and other documents where necessary to assist the reader in location other sources of information.

Amendment of the General Plan

Recognizing the dynamic nature of the General Plan, State law provides for periodic review of the document to ensure that it is consistent with the conditions, values, expectations, and needs of the community. The General Plan Guidelines note:

> *"The General Plan is a dynamic document because it is based on community values and an understanding of existing and projected conditions and needs, all of which continually change. Local governments should plan for change by establishing formal procedures for regularly monitoring, reviewing, and amending the General Plan."*

The General Plan will be amended from time to time as City objectives become more defined or shift, or as State law dictates. In addition, periodic revision of the Housing Element to reflect housing need numbers for Elk Grove is required.

The primary objective of the Plan—to establish a vision for the future City—will continue to shape citywide policies and programs well into this century.

The Elk Grove Community Plan

At the time of incorporation, the Elk Grove General Plan and Zoning Code were accompanied by the Elk Grove Community Plan and the Franklin-Laguna Community Planplanning documents first approved in the late 1970s which provided some limited policy direction and a land use map which frequently differed from the land use map of the General Plan or the zoning map—and in some cases were not consistent with either.

With the adoption of this General Plan, the need for the Community Plans—adopted by the County in order to provide planning at a more detailed level than was possible at the time the County's community plans were first adopted—is no longer valid. Therefore, this General Plan supersedes the Elk Grove Community Plan and the Franklin-Laguna Community Plan, which are no longer in effect.

The Elk Grove Zoning Code

The Elk Grove Zoning Code is the primary implementation tool for both the General Plan. Many of the Goals, Policies, Objectives, and Action Items in this General Plan will be achieved through the use of the Zoning Code to direct and regulate public and private development.

All of the standards in the Zoning Code (and the Zoning Map) are required by state law to be consistent with and to implement the General Plan. As noted in the Land Use Element (and other elements of this General Plan), the adoption of this General Plan is intended to be followed by a comprehensive update to the Zoning Code and the rezoning of properties to be consistent with the General Plan Land Use Policy Map.

Glossary

A glossary of planning and technical terms is included as an Appendix to this Plan.

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General Plan Goals

The Goals, Policies, and Action Items/ Implementation steps in this General Plan are organized as shown below. Each of the items in descending order provides more detail and specific information about how the City will implement the items above it.

*The foundation of the Elk Grove General Plan is the **Vision Statement**, contained in the Preface to this General Plan*

More Detail

↓

Guiding Goal
A Guiding Goal is a broad statement of purpose and/or direction. The Guiding Goals implement the Vision Statement.

More Detail

↓

Focused Goal
A Focused Goal clarifies and defines the Guiding Goal.

More Detail

↓

Policy
A policy describes how the City will approach various situations, and is intended to guide future decision-making.

More Detail

↓

Action Item/Implementation Steps
Action items and implementation steps describe specific actions the City will take to ensure that the Goals of the General Plan are achieved and its Policies implemented. Where possible, action items and implementation steps include a timing component.

The Elements also contain **Objectives** which provide measures of attainment for some Goals. For example, Objectives in the Noise Element define the sound levels which the City will seek to maintain in different areas; the Circulation Element contains objectives which define the level of traffic congestion the City will accept on various roadway types.

The Guiding Goals and Focused Goals support the General Plan Vision Statement and provide interconnections between the various General Plan Elements. The following table, Goals-A, lists the Goals and illustrates interconnections by showing which goals are applicable to which Elements. As shown, in most cases a given goal provides direction for more than one Element.

Note: The Table on the following pages illustrates the basic interrelationship between Goals and the Elements in which they are implemented; it does not show all possible ways in which policies in each Element may assist in the implementation of any given Goal.

Table G-A
General Plan Goals and Elements

		General Plan Elements									
Guiding Goals	**Focused Goals**	**Land Use**	**Circulation**	**Housing**	**Economic Development**	**Public Facilities & Finance**	**Historic Resources**	**Parks, Recreation, and Open Space**	**Safety**	**Noise**	**Conservation and Air Quality**
Guiding Goal 1: A High Quality of Life for All Residents *Note: Please see also the City's focused **Housing Goals**, following this table.*	Goal 1-1: A safe community, free from manmade and natural hazards	●							●	●	
	Goal 1-2: Outdoor recreation opportunities for all residents							●			
	Goal 1-3: A balanced and efficient transportation system		●								
	Goal 1-4: High quality public facilities and services					●			●		
	Goal 1-5: Excellence in the design of new development	●			●	●					
	Goal 1-6: Safe and affordable housing for all persons	●		●							

Guiding Goals	Focused Goals	General Plan Elements									
		Land Use	Circulation	Housing	Economic Development	Public Facilities & Finance	Historic Resources	Parks, Recreation, and Open Space	Safety	Noise	Conservation and Air Quality
	Goal 1-7: Active and passive park facilities and recreation programs that satisfy the leisure time and recreation needs of all residents							●			
	Goal 1-8: Creation and maintenance of a strong, positive community image for Elk Grove	●			●	●	●	●			

		General Plan Elements									
Guiding Goals	**Focused Goals**	**Land Use**	**Circulation**	**Housing**	**Economic Development**	**Public Facilities & Finance**	**Historic Resources**	**Parks, Recreation, and Open Space**	**Safety**	**Noise**	**Conservation and Air Quality**
	Goal 1-9: A pattern of land use which enhances the community character of Elk Grove, provides employment and shopping opportunities to serve residents and the region, provides for use of transit, and protects Elk Grove's unique historical and natural features	●					●				
Guiding Goal 2: Diversified Economic Base	Goal 2-1: A business community which includes a diversity of industrial and office uses, locally and regionally oriented retail and services, and a diversity of residential types	●		●	●						

		General Plan Elements									
Guiding Goals	**Focused Goals**	**Land Use**	**Circulation**	**Housing**	**Economic Development**	**Public Facilities & Finance**	**Historic Resources**	**Parks, Recreation, and Open Space**	**Safety**	**Noise**	**Conservation and Air Quality**
	Goal 2-2: A balance between the numbers and types of workers residing in Elk Grove and opportunities for employment in the city	●		●	●						
	Goal 2-3: A positive environment for business retention and expansion				●						
	Goal 2-4: Creation of Elk Grove as a desirable place to establish a business, particularly major employment-generating uses	●			●	●					

Guiding Goals	Focused Goals	General Plan Elements									
		Land Use	Circulation	Housing	Economic Development	Public Facilities & Finance	Historic Resources	Parks, Recreation, and Open Space	Safety	Noise	Conservation and Air Quality
	Goal 2-5: A current and comprehensive economic development plan outlining the City's strategy to strengthen the local economy				●						
	Goal 2-6: A balanced municipal budget which will allow the City to provide a high level of service to all residents and businesses				●						
Guiding Goal 3: Protection of the Natural Environment	Goal 3-1: Development which recognizes environmental constraints and is designed and operated to minimize impacts on the environment	●	●								●

		General Plan Elements									
Guiding Goals	**Focused Goals**	**Land Use**	**Circulation**	**Housing**	**Economic Development**	**Public Facilities & Finance**	**Historic Resources**	**Parks, Recreation, and Open Space**	**Safety**	**Noise**	**Conservation and Air Quality**
	Goal 3-2: Open space lands in proximity to Elk Grove that provide for agricultural use and habitat for native species	●						●			●
	Goal 3-3: Natural resources managed and protected for the use and enjoyment of current and future generations	●						●			●
	Goal 3-4: Preservation and enhancement of Elk Grove's natural areas, in particular the areas within the floodplain of the Cosumnes River	●						●			●

Guiding Goals	Focused Goals	General Plan Elements									
		Land Use	Circulation	Housing	Economic Development	Public Facilities & Finance	Historic Resources	Parks, Recreation, and Open Space	Safety	Noise	Conservation and Air Quality
Guiding Goal 4: Preservation and Enhancement of Elk Grove's Unique Historic and Natural Features	Goal 4-1: Preservation and enhancement of Elk Grove's historic structures and districts	●					●				
	Goal 4-2: Preservation of the large oak and other tree species which are an important part of the City's historic and aesthetic character	●	●				●	●			●

		General Plan Elements									
Guiding Goals	Focused Goals	Land Use	Circulation	Housing	Economic Development	Public Facilities & Finance	Historic Resources	Parks, Recreation, and Open Space	Safety	Noise	Conservation and Air Quality
Guiding Goal 5: Preservation of the Rural Character of Elk Grove	Goal 5-1: Retention of those areas identified for 2-acre and larger lots on the Land Use Map as a rural area through land use and infrastructure controls	●				●					
	Goal 5-2: Maintenance of those features that provide the character of Elk Grove's rural areas, including: large oak and other trees, small local roadways, animal keeping and raising, equestrians, agriculture, and limited commercial opportunities	●	●				●	●			●

Focused Housing Goals

The following are the City of Elk Grove's focused Housing Goals, as implemented in the Housing Element of this General Plan:

Housing Goal 1: Provide adequate sites, including land suitable for multifamily rental housing, manufactured housing, mobile homes, housing for agricultural employees, emergency shelters, and transitional housing, to accommodate the City's share of regional housing needs through appropriate zoning and development standards

Housing Goal 2: Assist in the development and provision of adequate housing stock to meet the needs of very low, low, and moderate-income households and special needs groups

Housing Goal 3: Identify and, where appropriate, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and special needs groups

Housing Goal 4: Conserve and improve the condition of existing affordable housing stock

Housing Goal 5: Promote housing opportunities for all persons, regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability

Housing Goal 6: Preserve assisted (subsidized) housing developments for lower income households

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Circulation Element

Circulation, as it is used in this General Plan, refers to the many ways people and goods move from place to place in Elk Grove and the region.

Circulation in Elk Grove includes:

- Motor vehicles, including cars and trucks
- Trains, for both freight and passenger traffic (on "heavy" and "light" rail lines)
- Public transit
- Bicycles
- Pedestrian travel
- Air travel

Bike paths and sidewalks form an important part of the city's transportation system, although cars are the most common form of transport

All of these forms of transportation are part of the overall circulation system; because motor vehicle traffic plays a major role in the creation of air pollution, which affects Elk Grove and the region, those modes of transport and movement which reduce reliance on motor vehicles are also part of the City's efforts to improve local and regional air quality. *Please see the Conservation/Air Quality Element for additional discussion of air quality goals, policies, and actions.*

This Circulation Element is based on several basic concepts:

- Although the City will seek to encourage other modes of travel, it is assumed that the majority of travel and transport of goods within Elk Grove will occur in automobiles and trucks. The land use pattern in Elk Grove, which is primarily low-density in nature (particularly in residential areas), poses significant challenges with regard to establishing public transit, bicycle, or walking as the preferred method of travel for most residents.
- Efficient and convenient vehicle transportation—including parking—is and will remain a vital part of the success of the city's retail and office areas. The City's efforts to encourage other modes of transportation will therefore focus on *incentives* to reduce vehicle use, rather than *disincentives* which would make driving and parking less convenient, more costly, or both.
- The roadway system is a major component of the "feel" of a community. Wider roadways are generally more "urban," while narrow roadways typically call to mind more rural areas. The City will use its master plan of future roadways to help maintain rural character in those portions of Elk Grove planned for low-intensity uses, but will encourage development of roadways to provide safe and efficient traffic movement in the more urban areas of the city.
- Past practices (prior to the incorporation of Elk Grove) led to significant traffic issues due to the piece-meal construction of needed roadway improvements. The City's policy is to require full improvements to roadways in a single phase, eliminating the so-called "zipper street" phenomenon which caused roadways to be alternately wide, then narrow, then wide again.
- Some incentives to encourage use of alternative methods of transportation are beyond the scope of the City of Elk Grove (e.g., state and federal taxation policies affecting the price of gasoline) and are therefore not addressed in this General Plan. This Circulation Element focuses on those efforts the City can reasonably expect to achieve, rather than making broad policy statements on issues outside the City's purview.

Most major east-west roadways in Elk Grove have at-grade crossings with the railways that traverse the city. Traffic backups at the crossings can be substantial.

LIGHT RAIL

Light rail has operated in the Sacramento region since 1987. The system has expanded since then, and is currently planned to be extended into Elk Grove in the near future.

Light rail train service is proposed to be extended into Elk Grove in the near future

Of note to the Elk Grove General Plan is the current emphasis (reflected in the planning of new routes and service) on transporting workers from outlying areas to Sacramento. The City views light rail as an important part of the overall transit plan for Elk Grove, and supports the use of light rail to transport workers to locations inside Elk Grove (such as proposed office development area at Kammerer Road), and to serve the proposed retail development at Hwy 99/Kammerer Road.

AIR TRAVEL

Although no airports exist within the current (2004) city limits, two general aviation airports exist in the planning area: Elk Grove Airport and Franklin Field.

Aerial photo of Elk Grove Airport. Grant Line Road is at the upper left in this photo; view is to the northeast.

Franklin Field is located approximately 5 miles south of Elk Grove, adjacent to the Sheriff's detention facility.

Although these airports are not located in Elk Grove, they affect land uses within the city (see *the Background Report for more information on safety zones surrounding these facilities*), and they provide an opportunity for general aviation uses near the city.

The Circulation policies and programs in this Element implement the following Goals of the City of Elk Grove:

Guiding Goal 1: A High Quality of Life for All Residents

Focused Goal 1-3: A balanced and efficient transportation system

Focused Goal 1-9: A pattern of land use which enhances the community character of Elk Grove, provides employment and shopping opportunities to serve residents and the region, which provides for use of transit, and which protects Elk Grove's unique historical and natural features

Guiding Goal 3: Protection of the Natural Environment

Focused Goal 3-1: Development which recognizes environmental constraints and is designed and operated to minimize impacts on the environment

Guiding Goal 5: Preservation of the Rural Character of Elk Grove

Focused Goal 5-1: Retention of those areas identified for 2-acre and larger lots on the Land Use Map as a rural area through land use and infrastructure controls

Focused Goal 5-2: Maintenance of those features that provide the character of Elk Grove's rural areas, including: oak trees, small local roadways, animal keeping and raising, equestrians, agriculture, and limited commercial opportunities

The following policies and action items implement these Goals.

CIRCULATION POLICIES: GENERAL

CI-1 Circulation planning for all modes of travel (vehicle, transit, bicycle, pedestrian, etc.) shall be coordinated with efforts to reduce air pollution.

CI-2 The City shall coordinate and participate with the City of Sacramento, Sacramento County and Caltrans on roadway improvements that are shared by the jurisdictions in order to improve operations. This may include joint transportation planning efforts, roadway construction and funding.

Please see the Public Facilities and Finance Element of this General Plan for additional policies related to the provision of required roadway and other circulation improvements.

CIRCULATION POLICIES: ALTERNATIVE TRANSPORTATION

CI-3 The City's efforts to encourage alternative modes of transportation will therefore focus on *incentives* to reduce vehicle use, rather than *disincentives* (which are generally intended to make driving and parking less convenient, more costly, or both). Incentives may include:

- Preferential carpool and vanpool parking,
- Bus turnouts, and
- Pedestrian-friendly project designs

CI-4 Specific Plans, Special Planning Areas, and development projects shall be designed to promote pedestrian movement through direct, safe, and pleasant routes that connect destinations inside and outside the plan or project area.

CI-5 The City shall encourage the use of transportation alternatives that reduce the use of personal motor vehicles.

CI-5-Action 1 Funding for development, operations, and maintenance of facilities for mass transit, bicycle, pedestrian modes of transportation shall be given appropriate priority in the City's budgeting process.

CI-5-Action 2 Implement policies and actions in the Conservation/Air Quality Element which seek to encourage non-vehicle transportation alternatives in Elk Grove.

CI-5-Action 3 The City will support positive incentives such as carpool and vanpool parking, bus turnouts, and pedestrian-friendly project designs to promote the use

of transportation alternatives.

CI-5-Action 4 The City shall participate in the preparation and implementation of a Congestion Management Plan (CMP) consistent with legal requirements which gives priority to air quality goals, alternatives to automobile travel, and the development of demand reduction measures over additional road capacity.

CI-5-Action 5 The City shall develop and implement Pedestrian and Bikeway Master Plans to provide safe and convenient pedestrian and on- and off-street bicycle facilities throughout the City.

CI-6 The City shall require that transit service is provided in all areas of Elk Grove, including rural areas, so that transit dependent residents of those areas are not cut off from community services, events, and activities.

CI-6-Action 1 The City shall require that RT or any other local or regional transit agency serving Elk Grove include bus service to the rural areas of Elk Grove.

CI-7 The City shall encourage an approach to public transit service in Elk Grove which will provide the opportunity for workers living in other areas of Sacramento County to use all forms of public transit—including bus rapid transit and light rail—to travel to jobs in Elk Grove, as well as for Elk Grove workers to use public transit to commute to jobs outside the city.

Please see the Parks, Open Space, and Trails Element of this General Plan for additional policies related to the creation of a citywide trails system.

CIRCULATION POLICIES: LIGHT RAIL SERVICE

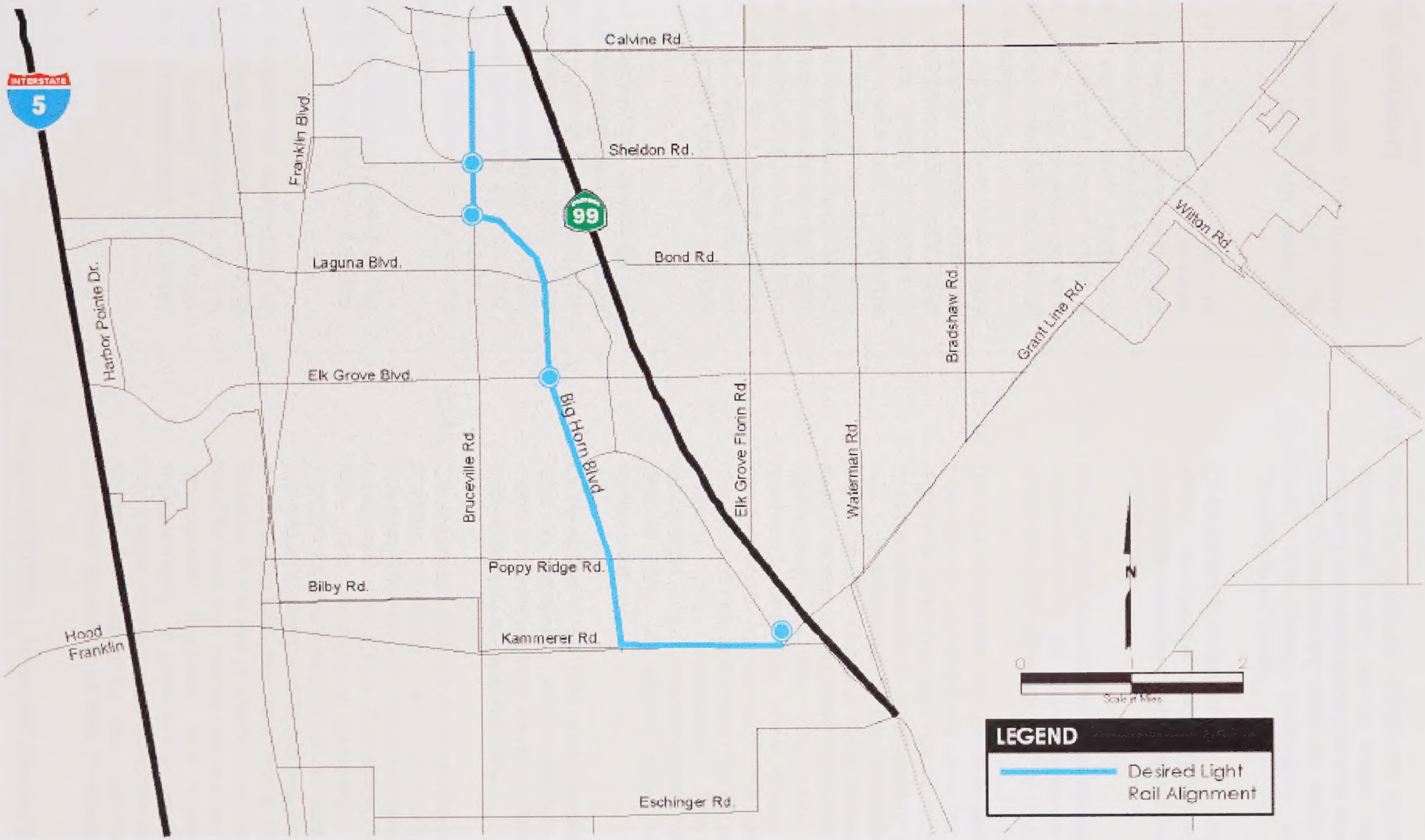
CI-8 The City shall encourage the extension of bus rapid transit and/or light rail service to the planned office and retail areas north of Kammerer Road and west of Hwy 99.

CI-9 Light rail service in Elk Grove should be designed to serve major employment centers and the regional mall at Kammerer Road/Hwy 99. The City of Elk Grove encourages the development of light rail which will bring workers and shoppers to Elk Grove, while also serving as part of a coordinated, regional transportation network. The City's preferred route for light rail service is shown in Figure CI-1.

CI-9-Action 1 Using the City's preferred alignment, work with Regional Transit to select a final alignment for the extension of bus rapid transit and/or light rail into Elk Grove, and to develop final station and/or park-and-ride locations along the entire transit corridor in Elk Grove. As necessary, update this Circulation Element to reflect the final alignment.

CI-9-Action 2 The City shall require irrevocable offers of dedication of rights-of-way and station sites along the City's preferred light rail alignment. Offers of dedication shall be required as part of the approval of any tentative map or other discretionary approvals as appropriate.

Figure CI-1: Desired Light Rail Route


INTERSTATE 5
99
Calvine Rd.
Franklin Blvd.
Sheldon Rd.
Laguna Blvd.
Bond Rd.
Wilton Rd.
Harbor Pointe Dr.
Grant Line Rd.
Bradshaw Rd.
Elk Grove Blvd.
Big Horn Blvd.
Elk Grove Florin Rd.
Waterman Rd.
Bruceville Rd.
N
Poppy Ridge Rd.
Bilby Rd.
Hood Franklin
Kammerer Rd.
0
1
2
Scale in Miles
LEGEND
Desired Light Rail Alignment
Eschinger Rd.

CIRCULATION POLICIES: ROADWAYS

CI-10 The City shall implement the roadway master plan shown in Figure CI-2. The following policies apply to selected roadways:

- The City shall use the latest version of Caltrans' "Transportation Concept Report" for I-5 and Hwy 99 to determine the planned width of these freeways.
- "Expanded right-of-way" indicates roadways on which sufficient width is provided for a middle two-way turn lane and/or expanded turn pockets at roadway intersections.
- The City will widen Grant Line Road north of Bradshaw Road only as needed to accommodate traffic, and strongly supports efforts to locate a future regional connector to provide traffic relief for this roadway. Grant Line Road north of Bradshaw Road should be widened in phases as needed, and should be widened to six lanes only if no alternative route for a future regional connector (see Policy CI-12) has been located and traffic conditions warrant the widening.

CI-10-Action 1 Require the dedication of right of way and the installation of roadway improvements as part of the review and approval of development projects. The City shall require the dedication of major road rights of way (generally, arterials and thoroughfares) at the earliest opportunity in the development process in order to implement this policy.

CI-11 The City shall assist Caltrans in implementing improvements to I-5 and Hwy 99 within the city.

CI-11-Action 1 Require the reservation of right of way for projects adjacent to I-5 and Hwy 99 sufficient to accommodate the freeway facilities outlined in the most recent Caltrans Transportation Concept Report.

CI-12 The City supports efforts to locate an alternative route for a future regional roadway connecting Hwy 99 and Hwy 50 in order to reduce the need for widening of Grant Line Road, particularly in the "Sheldon town" area.

CI-12-Action 1 Participate in regional efforts to locate and implement an alternative route for a future Hwy 99-Hwy 50 connector.

CI-13 The City shall require that all roadways and intersections in Elk Grove operate at a minimum Level of Service "D" at all times.

CI-14 The City recognizes that Level of Service D may not be achieved on some roadway segments, and may also not be achieved at some intersections. Roadways on which LOS D is projected to be exceeded are shown in the General Plan Background Report, based on the latest traffic modeling conducted by the City. On these roadways, the City shall ensure that improvements to construct the ultimate roadway system as shown in this Circulation Element are completed, with the recognition that maintenance of the desired level of service may not be achievable.

CI-14-Action 1 The City shall develop criteria to determine which roadway segments and intersections will not achieve the desired level of service standard.

CI-15 Development projects shall be required to provide funding or to construct roadway/intersection improvements to implement the City's Circulation Master Plan. The payment of established traffic impact or similar fees shall be considered to provide compliance with the requirements of this policy with regard to those facilities included in the fee program, provided that the City finds that the fee adequately funds all required roadway and intersection improvements. If payment of established fees is used to provide compliance with this policy, the City may also require the payment of additional fees if necessary to

cover the fair share cost of facilities not included in the fee program.

CI-15-Action 1 Update the City's traffic analysis guidelines to implement the policies of this General Plan. Items to be addresses should include:

- Guidelines for determining when traffic analysis is required
- Guidelines for the preparation of traffic analysis
- Significance criteria for use in CEQA analysis of proposed projects

The guidelines and significance criteria referenced above shall be reviewed by the Elk Grove Planning Commission within six months of adoption of this General Plan.

CI-16 Where a development project is required to perform new roadway construction or road widening, the entire roadway shall be completed to its planned width from curb-to-curb prior to the operation of the project for which the improvements were constructed, unless otherwise approved by the City Engineer. Such roadway construction shall also provide facilities adequate to ensure pedestrian safety as determined by the City Engineer.

CI-17 The City shall regulate truck travel as appropriate for the transport of goods, consistent with circulation, air quality, congestion management, and land use goals.

CI-17-Action 1 The City shall on an as-needed basis review existing truck routes within Elk Grove and designate routes consistent with the need to reduce traffic, noise and other impacts, and negative effects on residential areas.

CI-18 To the extent possible, major traffic routes for residential areas should be separate from those used by the city's industrial areas, with the purpose of avoiding traffic conflicts and potential safety problems.

CI-19 The circulation system serving the city's industrial areas should be designed to safely accommodate heavy truck traffic.

CI-20 The City shall discourage the creation of private roadways unless the roadways are:

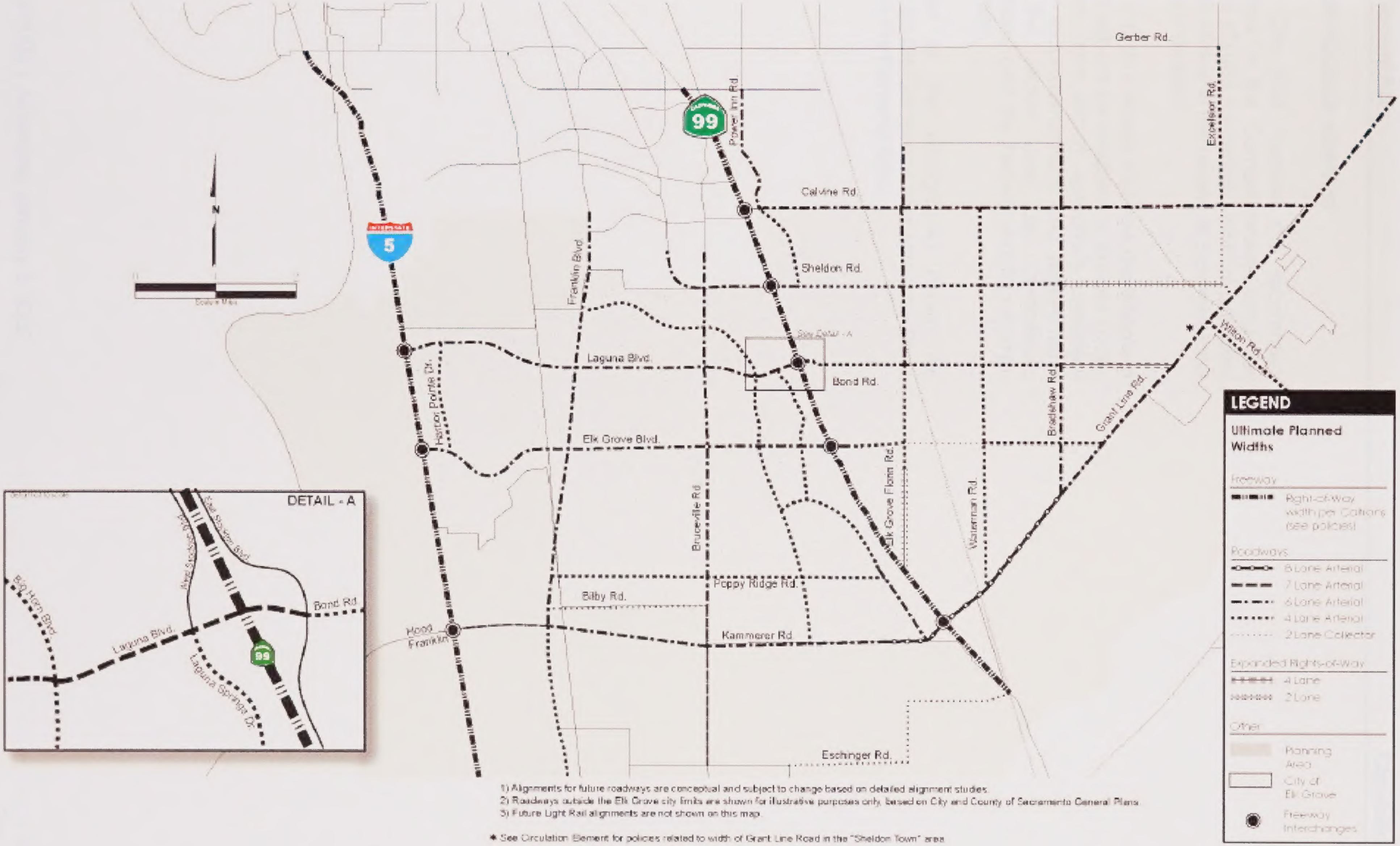
1) Constructed to public roadway standards, or
2) Are used in an affordable residential development.

CI-21 The City shall require the installation of traffic pre-emption devices for emergency vehicles (police and fire) at all newly constructed intersections, and shall seek to retrofit all existing intersections to incorporate these features.

CI-22 Where traffic calming devices or techniques are employed, the City shall coordinate design and implementation with the Elk Grove Police Department and the Elk Grove CSD to ensure adequate access for police and fire vehicles.

CI-23 All public streets should have sufficient width to provide for parking on both sides of the street and enough remaining pavement width to provide for fire emergency vehicle access.

Figure CI-2: Master Plan of Roadways


Gerber Rd.
Excelsior Rd.
Power Inn Rd.
99
5
N
Calvine Rd.
Sheldon Rd.
Franklin Blvd.
See Detail - A
Laguna Blvd.
Bond Rd.
Harbor Pointe Dr.
Elk Grove Blvd.
Bradshaw Rd.
Grant Line Rd.
Wilton Rd.
Bruceville Rd.
Elk Grove Florin Rd.
Waterman Rd.
Poppy Ridge Rd.
Bilby Rd.
Hood Franklin
Kammerer Rd.
Eschinger Rd.
DETAIL - A
Big Horn Blvd.
West Stockton Blvd.
East Stockton Blvd.
Laguna Blvd.
Bond Rd.
Laguna Springs Dr.
LEGEND
Ultimate Planned Widths
Freeway
Right-of-Way width per Caltrans (see policies)
Roadways
8 Lane Arterial
7 Lane Arterial
6 Lane Arterial
4 Lane Arterial
2 Lane Collector
Expanded Rights-of-Way
4 Lane
2 Lane
Other
Planning Area
City of Elk Grove
Freeway Interchanges

1) Alignments for future roadways are conceptual and subject to change based on detailed alignment studies.
2) Roadways outside the Elk Grove city limits are shown for illustrative purposes only, based on City and County of Sacramento General Plans.
3) Future Light Rail alignments are not shown on this map.

* See Circulation Element for policies related to width of Grant Line Road in the "Sheldon Town" area.

CIRCULATION POLICIES: AIRPORTS

CI-24 The City shall consider the recommendations in the Comprehensive Land Use Plans (CLUPs) for airports within or adjacent to Elk Grove in the review of potential land uses or projects.

CI-25 The City shall ensure that new development near airports be designed to protect public safety from airport operations consistent with recommendations and requirements of the Airport Land Use Commission, Caltrans, and the Federal Aviation Administration.

Please refer to the Background Report for information on the Comprehensive Land Use Plans for airports in the Planning Area.

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Conservation and Air Quality Element

This Element of the General Plan addresses several important topics:

- **Conservation** of the City's natural resources, and
- The preservation and enhancement of local and regional **Air Quality** through reductions in the emission of pollutants and energy use.
- The preservation and enhancement of **Water Quality** in streams and rivers and in the underground aquifer.

CONSERVATION

Conservation is an important issue not only for Elk Grove but for every jurisdiction in the Sacramento region and in California. Many of the resources on which the city relies are available in limited and/or finite amounts (energy, for example); resources such as natural riparian habitat, watershed, and other types of open land uses would also be threatened by unplanned development.

Resources in Elk Grove which require the implementation of conservation-oriented policies include:

- **Energy**
- **Water supplies**
- **Land for future development**
- **Agricultural lands and soils**
- **Lands within the Primary Zone of the Sacramento River Delta**
- **Natural habitats**
- **Trees**
- **Air quality**
- **Surface and Groundwater Quality and Supply**

Other "resources" which are addressed in other elements of the General Plan are also important. These include:

- The rural character of the eastern portion of Elk Grove
- The capacity of drainage systems to provide flood protection for developed areas of the city
- Open space for a variety of uses

Please refer to the Land Use and Public Facilities and Finance elements for discussion of and policies related to rural areas, and to the Safety Element of this General Plan for additional discussion of and policies related to flooding.

ENERGY

Energy supplies (electricity and natural gas) are supplied to the city by the Sacramento Municipal Utility District (SMUD); details regarding energy supplies are provided in the *General Plan Background Report*. An additional major source of energy supplies in the Planning Area is Suburban Propane, which maintains a distribution facility in Elk Grove on Grant Line Road near State Route 99.

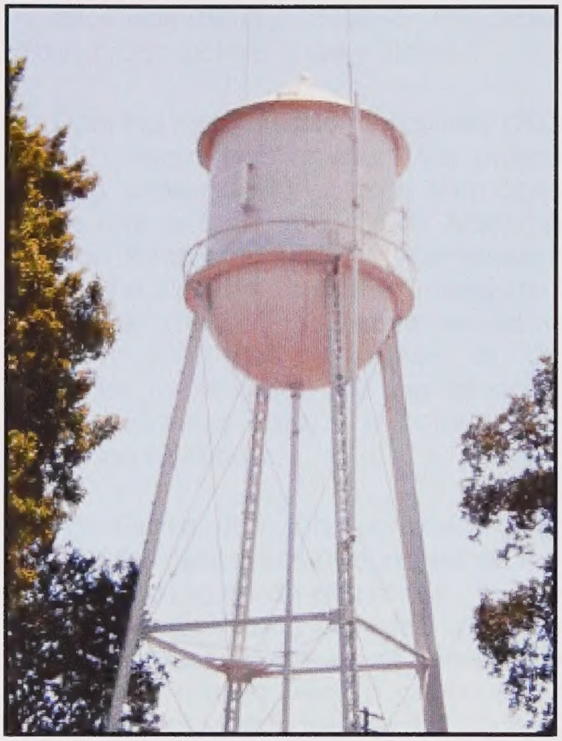
Electrical distribution facilities in Elk Grove

This General Plan addresses conservation of energy through policies and programs aimed at making the city's homes and businesses as energy-efficient as possible. Policies and programs in the Circulation Element of this General Plan also seek to reduce energy consumption by encouraging the use of transport modes other than single-occupant vehicles and by making the flow of vehicles on the city's roadways as smooth as possible.

WATER SUPPLIES

Domestic water supplies in Elk Grove are provided by two major providers: the County of Sacramento Water Agency and the Elk Grove Water Service. Details on the areas in which these suppliers

provide service can be found in the *General Plan Background Report*.



The historic water tower in Old Town remains part of the city's water supply system

In addition to these providers, homes and businesses in a large area of Elk Grove (primarily east of Bradshaw Road) rely on private wells, which tap the underground aquifer beneath the city.

This Element of the General Plan contains policies and programs intended to make more efficient use of water supplies.

LAND FOR FUTURE DEVELOPMENT

As discussed in the Land Use Element, Elk Grove is expected to continue developing for the foreseeable future, adding new homes and businesses primarily on lands now either vacant or in agricultural use. Policies and programs intended to ensure an adequate supply of land for future development are contained in the Land Use, Housing, and Public Facilities and Finance elements of this General Plan.

AGRICULTURAL LANDS AND SOILS

Agriculture has historically been an important part of Elk Grove's land use and economy. Soils within Elk Grove are capable of supporting a number of crops, many of which are still grown (*please see the General Plan Background Report for further information on soils within Elk Grove and the Planning Area*).

Farming remains a part of Elk Grove, but has been in decline and is not expected to be as dominant in the future.

However, Elk Grove's recent history has seen the development of large areas of the city (and, to a lesser extent, the Planning Area) that had previously been farmed. A number of factors, including the growth of the Sacramento region in general, increasing prices related to the production of agricultural crops (energy, water, fertilizers, etc.), stable or declining prices for many crops, and increasing values for land which can be developed with urban uses, have led many property owners to either stop farming altogether or to shift their operations to other parts of Sacramento County or elsewhere.

This General Plan provides for a pattern of land uses (*see the Land Use Element for further information*) which will result in the loss of agricultural use of soils over a large portion of the city (generally, the area south of Elk Grove Boulevard and west of Hwy 99) which has historically been used for large-scale farming. Although this General Plan designates a large area of the city (generally east of Bradshaw Road) for

rural uses, the small parcel sizes in this area will most likely limit agricultural uses to "hobby" farming, the raising of animals either for personal enjoyment or on a small commercial scale, or the growing of specialty crops such as nursery plants.

In the Planning Area outside the current (2004) city limits, this General Plan envisions the potential for converting some additional lands from agriculture to urban uses in the "Urban Study Areas" east of Grant Line Road and south of Kammerer Road. Although the conversion of these lands to urban uses by the City of Elk Grove would require annexation and the completion of detailed planning for these areas, the loss of agricultural production in these areas is a potential that this General Plan considers.

Within Elk Grove, the City considers agriculture (outside of the rural areas designated on the *Land Use Policy Map*) to be an interim use. This Element of the General Plan provides policies and programs that support the use of these for farming while property owners wish to continue this use. The City does not seek to reverse the conversion of agricultural lands to urban uses in the developing areas of Elk Grove, or to curtail the use of non-agricultural lands in order to preserve farming uses on adjacent or nearby properties.

SACRAMENTO RIVER DELTA

Although not within the current incorporated boundaries of Elk Grove, a portion of the Sacramento River Delta is inside the larger Planning Area of the General Plan (*please see the Introduction for a description and map of the Planning Area)*. Therefore, the City's long-term land use policies will require coordination with the Delta Protection Commission (a state agency) once these lands are included within the corporate boundary of Elk Grove.

The Sacramento River Delta

The Delta Protection Commission in 2000 adopted the following Mission Statement and Vision for the Delta:

> ***MISSION STATEMENT:***
>
> *The mission of the Commission is to guide the protection of the Delta's unique natural quality, cultural viability, economic vitality, and recreational opportunity through:*
>
> - *Protection, maintenance, and enhancement and restoration of the overall quality of the Delta environment including agriculture, wildlife habitat, and recreational activities;*
> - *Assurance of orderly, balanced conservation and development of Delta land resources; and*
> - *Improvement of flood protection to ensure an increased level of public health and safety.*
>
> ***VISION STATEMENT:***
>
> *The vision of the Delta Protection Commission is a region in which the essential land uses and unique natural qualities flourish in self-sustaining harmony.*

NATURAL HABITAT

As discussed earlier in this Element, although substantial new development is currently (2003) occurring in several areas of Elk Grove, large areas of the city remain in agricultural or "rural" uses. These open lands, combined with the city's location near the Cosumnes and Sacramento rivers and within the range of many native plant and animal species, results in the use of many areas of Elk Grove as habitat for native plants and animals. (*Please see the General Plan Background Report for detailed information on existing habitat*

and plant and animal species in Elk Grove.)

Elk Grove's creeks provide important habitat for many native plants and animals, as well as serving as a community and aesthetic resource

This Element provides policies and programs intended to reduce impacts to plants and animals which will result from the loss of habitat to development (*see the discussion of Agricultural Lands above*). This General Plan, as discussed earlier, envisions the development of many areas currently used as habitat by native plants and animals; the loss of this habitat is viewed as an unavoidable result of urbanization, and while impacts to native species can be reduced or mitigated, this Plan does not seek to entirely eliminate these impacts.

TREES

Mature trees—both native oaks and other native and non-native species—form an important part of Elk Grove's aesthetic, open space, and historical heritage. Because they provide relief from the primarily flat terrain of the city, as well as shade, shelter for animals and other plants, and ties to the area's historical past, mature trees are viewed as an important resource to be protected and conserved. Trees also provide other benefits, including improvements in water quality, shade for buildings, and reduction in pollution, which also justify their protection as a resource.

Oaks and other trees form a shaded canopy over a portion of Sheldon Road in the rural area of Elk Grove.

This Element provides policies and programs aimed at preserving and protecting large mature trees of all types.

AIR QUALITY

Air quality in the Sacramento region is, unfortunately, among the worst in the United States. A combination of poor air circulation, high summertime temperatures, and numerous sources of pollution both locally and at distant locations combine to create air pollution which frequently exceeds state and federal standards. (*For more information on current air quality, please see the General Plan Background Report.*)

Regional air quality frequently does not meet state and federal standards, but the City of Elk Grove seeks to help achieve improvements in air quality

The City recognizes that Elk Grove can play a role in the improvement of local and regional air quality. To that end, this Element contains policies and programs that seek to reduce the consumption of fossil fuels, whose burning in engines and at generating plants is a major source of air pollutants.

This General Plan also contains policies and programs in the Circulation Element, which are intended to reduce the use of private motor vehicles in favor of walking, cycling, and public transit, and to reduce roadway congestion.

WATER QUALITY

The quality of Elk Grove's surface and subsurface (groundwater) supplies is important not only to its residents—all of the city's drinking water supplies are derived from a combination of surface water and groundwater—but for the plants and animals who rely on water to survive. This Element addresses the issue of protecting and preserving water quality through reduction in pollutants discharged to the ground, or to surface waters via urban runoff. This Element also addresses protection and enhancement of water quality in local creeks through efforts to preserve natural creek buffers and natural creek alignments and control/reduce runoff discharge volume, rate, velocity, and/or temperature.

The establishment and implementation of conservation-oriented policies can have numerous benefits, including the establishment of more efficient and cost-effective land uses which minimize the unnecessary use of limited resources. The Conservation and Air Quality policies of the General Plan implement these Guiding and Focused Goals:

Guiding Goal 1: A High Quality of Life for All Residents

Focused Goal 1-3: A balanced and efficient transportation system

Focused Goal 1-5: Excellence in the design of new development

Focused Goal 1-9: A pattern of land use which enhances the community character of Elk Grove, provides employment and shopping opportunities to serve residents and the region, which provides for use of transit, and which protects Elk Grove's unique historical and natural features

Guiding Goal 2: Diversified Economic Base

Focused Goal 2-2: A balance between the numbers and types of workers residing in Elk Grove and opportunities for employment in the city

Guiding Goal 3: Protection of the Natural Environment

Focused Goal 3-1: Development which recognizes environmental constraints and is designed and operated to minimize impacts on the environment

Focused Goal 3-2: Open space lands in proximity to Elk Grove that provide for agricultural use and habitat for native species

Focused Goal 3-3: Natural resources managed and protected for the use and enjoyment of current and future generations

Focused Goal 3-4: Preservation and enhancement of Elk Grove's natural areas, in particular the areas within the floodplain of the Cosumnes River

Guiding Goal 4: Preservation and Enhancement of Elk Grove's Unique Historic and Natural Features

Focused Goal 4-1: Preservation and enhancement of Elk Grove's historic structures and districts

Focused Goal 4-2: Preservation of the large oak and other tree species which are an important part of the City's historic and aesthetic character

Guiding Goal 5: Preservation of the Rural Character of Elk Grove

Focused Goal 5-1: Retention of those areas identified for 2-acre and larger lots on the Land Use Map as a rural area through land use and infrastructure controls

Focused Goal 5-2: Maintenance of those features that provide the character of Elk Grove's rural areas, including: large oak and other trees, small local roadways, animal keeping and raising, equestrians, agriculture, and limited commercial opportunities

The following policies and action items implement these goals:

CONSERVATION POLICIES: CONSERVATION OF ENERGY

Policies related to Energy Conservation are found in the Air Quality section of this Element.

CONSERVATION POLICIES: CONSERVATION OF WATER

CAQ-1 Reduce the amount of water used by residential and non-residential uses by encouraging water conservation.

CAQ-1-Action 1 Implement the City's Water Conservation Ordinance.

CAQ-1-Action 2 Actively encourage water conservation by both agricultural and urban water users.

CAQ-1-Action 3 Work with urban and agricultural water purveyors to establish long range conservation plans which set specific conservation objectives and utilize, to the extent possible, a common

planning horizon, plan framework and estimating/ forecasting procedures.

CAQ-1-Action 4 Promote the use of drought-tolerant vegetation to minimize water consumption by providing information to developers and designers.

CONSERVATION POLICIES: CONSERVATION OF LAND FOR FUTURE DEVELOPMENT

Policies related to future use of land for development are found in the Land Use Element of this General Plan.

CONSERVATION POLICIES: CONSERVATION OF AGRICULTURAL USES

CAQ-2 The loss of agricultural productivity on lands designated for urban uses within the city limits as of January 2004 is accepted as a consequence of the development of Elk Grove. As discussed in the Land Use Element, the City's land use concept for the Planning Area outside the 2004 city limits anticipates the retention of significant areas of agricultural production outside the current city limits.

(Please see the Land Use Concept Map in the Land Use Element for further information.)

CAQ-3 The City of Elk Grove considers the only mitigation for the loss of agricultural land to consist of the creation of *new* agricultural land in the Sacramento region equal in area, productivity, and other characteristics to the area that would be lost due to development. The protection of *existing* agricultural land through the purchase of fee title or easements is not considered by the City to provide mitigation, since programs of this type result in a net loss of farmland.

Please see the Open Space Policies section of the Parks, Trails, and Open Space Element of this General Plan for further discussion of the City's policies regarding agricultural lands.

CAQ-4 While agricultural uses are anticipated to be phased out within the city limits, the City recognizes the right of these uses to continue as long as individual owners/farmers desire. The City shall not require buffers between farmland and urban uses, relying instead on the following actions to address the impacts of farming on urban uses:

CAQ-4-Action 1 Implement the City's "Right to Farm" ordinance.

CAQ-4-Action 2 Prospective buyers of property adjacent to agricultural land shall be notified through the title report that they could be subject to inconvenience or discomfort resulting from accepted farming activities as per provisions of the City's right-to-farm ordinance.

CONSERVATION POLICIES: CONSERVATION OF SOILS

CAQ-5 Roads and structures shall be designed, built and landscaped so as to minimize erosion during and after construction.

CONSERVATION POLICIES: LANDS WITHIN THE PRIMARY ZONE OF THE SACRAMENTO RIVER DELTA

Note to reader: No portion of the Primary Zone of the Sacramento River Delta is currently within the 2002 city limits, although a portion of the Primary Zone is within the larger Planning Area for this General Plan (see the Introduction for a description of the Planning Area).

CAQ-6 Within the Primary Zone of the Legal Delta (as defined by the State of California in the State Water Code, Section 12220), the City's land use and other policies shall conform with the "Land Use and Resource Management Plan for the Primary Zone of the Delta" developed by the Delta Protection Commission.

CAQ-6-Action 1 Coordinate with the Delta Protection Commission by providing updates on the status of any requests by the City to include any lands in the

Primary Zone in the City's sphere of influence or incorporated boundaries.

CAQ-6-Action 2 Prior to the annexation of any land in the Primary Zone of the Legal Delta, ensure that this General Plan is consistent with the Delta Protection Commission's Act and Plan as it affects the area within the Primary Zone.

CONSERVATION POLICIES: CONSERVATION OF NATIVE AND NON-NATIVE HABITATS, PLANTS, AND ANIMALS

CAQ-7 Encourage development clustering where clustering would facilitate on-site protection of woodlands, grasslands, wetlands, stream corridors, scenic areas, or other appropriate natural features as open space, provided that:

1. Urban infrastructure capacity is available for urban use.
2. On-site resource protection is appropriate and consistent with other General Plan Policies.
3. The architecture and scale of development is appropriate for the area.
4. Development rights for the open space area are permanently dedicated and appropriate long-term management is provided for by either a public agency, homeowners association, or other appropriate entity.

This policy shall not apply in the Rural Residential area east of State Route 99, where clustering of development is not permitted.

CAQ-8 Large trees (both native and non-native) are an important aesthetic (and, in some cases, biological) resource. Trees which function as an important part of the City's or a neighborhood's aesthetic character or as natural habitat should be retained to the extent possible during the development of new structures, roadways (public and private, including roadway widening), parks, drainage channels, and other uses and structures.

If trees cannot be preserved onsite, offsite mitigation or payment of an in-lieu fee may be required by the City. Where possible, trees planted for mitigation should be located in the same watershed as the trees, which were removed.

Trees that cannot be protected shall be replaced either on-site or off-site as required by the City.

CAQ-8-Action 1 When reviewing native or non-native trees for preservation, considering the following criteria:

- Aesthetic value
- Biological value
- Shade
- Water quality benefits
- Runoff reduction
- Air quality (pollutant reduction)
- Health of the tree(s)
- Suitability for preservation in place
- Safety hazards posed by the tree(s)

CAQ-8-Action 2 Develop a list of trees which shall be considered generally exempt from preservation. These may include trees, which pose a threat to public safety, to native trees, or to natural habitat.

CAQ-8-Action 3 Develop a list of trees which may be used when providing replacement trees for the loss of native and non-native trees.

CAQ-8-Action 4 Implement the City's Tree Preservation Ordinance.

CAQ-8-Action 5 Amend the City's Tree Preservation Ordinance to conform with the policies of this General Plan and to expand protection to non-native trees.

CAQ-8-Action 6 Develop a list of trees that should not be planted due to their invasive nature (that is, their ability to escape cultivation or to dominate natural areas) and provide this information to the public and the development community.

CAQ-8-Action 7 Retain the services of a qualified arborist(s) under contract to the City to provide information to decision-makers and staff on the suitability of trees for preservation.

CAQ-8-Action 8 Consider the use of revised standard roadway cross-sections which do not require the removal of trees in order to provide additional roadway capacity.

CAQ-8-Action 9 Provide funds for education, programs, and materials emphasizing the value and importance of trees. Support private foundations with local funds for their tree planting efforts. Encourage the harvesting of native seeds and plants prior to the clearing of project sites.

CAQ-9 Wetlands, vernal pools, marshland and riparian (streamside) areas are considered to be important resources. Impacts to these resources shall be avoided unless shown to be technically infeasible. The City shall seek to ensure that no net loss of wetland areas occurs, which may be accomplished by avoidance, re-vegetation and restoration onsite or creation of riparian habitat corridors.

CAQ-9-Action 1 As part of the development review process, ensure that all potentially affected wetland areas are identified, and provide mitigation to ensure that no net loss occurs. Mitigation should occur within the same watershed as the impact, where feasible.

CAQ-9-Action 2 Coordinate with the California Department of Fish and Game and the U.S. Fish and Wildlife Service in the review of development projects.

CAQ-10 Consider the adoption of habitat conservation plans for rare, threatened, or endangered species.

CAQ-10-Action 1 As appropriate, work with the County of Sacramento and other agencies on a Habitat Conservation Plan or other mechanism to implement this policy.

CAQ 11 The City shall seek to preserve areas, where feasible, where special-status plant and animal species and critical habitat areas are known to be present or potentially occurring based on City biological resource mapping and data provided in the General Plan EIR or other technical material that may be adversely affected by public or private development projects. Where preservation is not possible, appropriate mitigation shall be included in the public or private project. "Special-status" species are generally defined as species considered to be rare, threatened, endangered, or otherwise protected under local, state, and/or federal policies, regulations or laws.

CAQ-11 Action 1 The City shall require a biological resources evaluation for private and public development projects in areas identified to contain or possibly contain special-status plant and animal species based on City biological resource mapping and data provided in the General Plan EIR or other technical material. The biological resources evaluation shall determine the presence/absence of these special-status plant and animal species on the site. The surveys associated with the evaluation shall be conducted during the appropriate seasons for proper identification of the species. Such evaluation will consider the potential for significant impact on special-status plant and animal species, and will identify feasible mitigation measures to mitigate such impacts to the satisfaction of the City and appropriate governmental agencies (e.g., U.S. Fish and Wildlife Service, California Department of Fish and Game and U.S. Army Corps of Engineers) where necessary (e.g., species listed under the State and/or Federal Endangered Species Act). Mitigation measures may include, but are not limited to, the following:

- For special-status plant species: On- or off-site preservation of existing populations from direct and indirect impacts, seed and soil collection or plant transplant that ensures that the plant population is maintained.
- For special-status animal species: avoidance of the species and its habitat as well as the potential provision of habitat buffers, avoidance of the species during nesting or breeding seasons, replacement or restoration of habitat on- or off-site, relocation of the species to another suitable habitat area, payment of mitigation credit fees.
- Participation in a habitat conservation plan.

CONSERVATION POLICIES: PROTECTION OF WATER QUALITY AND SUPPLY

CAQ-12 The City shall seek to ensure that the quality of groundwater and surface water is protected to the extent possible.

CAQ-12-Action 1 Continue to cooperate with the County, other cities, and the Regional Water Quality Control Board regarding compliance with the NPDES permit system, and support other water quality improvement projects in order to maintain compliance with the Basin Plan.

CAQ-12-Action 2 Implement the City's NPDES permit on all public and private development projects and activities.

CAQ-12-Action 3 Collect information on design, construction, and operation techniques which help prevent water pollution, and provide this information to the public and the development community.

CAQ-13 Implement the City's NPDES permit through the review and approval of development projects and other activities regulated by the permit.

CAQ-14 The city shall seek to minimize the amount of impervious surfaces and directly connected impervious surfaces in areas of new development and redevelopment and use on-site infiltration of runoff in areas with appropriate soils where the infiltration of storm water would not pose a potential threat to groundwater quality.

CAQ-15 The City shall encourage water supply service providers and County Sanitation District 1 to design water supply and recycled water supply facilities in a manner that avoids and/or minimizes significant environmental effects. The City shall specifically encourage the Sacramento County Water Agency to design well facilities and operation to minimize surface flow effects to the Cosumnes River.

CAQ-16 Future land uses that are anticipated to utilize hazardous materials or waste shall be required to provide adequate containment facilities to ensure that surface water and groundwater resources are protected from accidental releases. This shall include double-containment, levees to contain spills, and monitoring wells for underground storage tanks, as required by local, state and federal standards.

CONSERVATION POLICIES: FLOODING AND DRAINAGE

CAQ-17 The City recognizes the value of naturally vegetated stream corridors, commensurate with flood control and public acceptance, to assist in removal of pollutants, provide native and endangered species habitat and provide community amenities.

CAQ-18 Post-development peak storm water runoff discharge rates and velocities shall be designed to prevent or reduce downstream erosion, and to protect stream habitat.

CAQ-19 Encourage the retention of natural stream corridors, and the creation of natural stream channels where improvements to drainage capacity are required.

CAQ-19-Action 1 Re-vegetation using native plant species shall be encouraged; use of non-native species shall be discouraged. Use of invasive species shall be prohibited.

CAQ-19-Action 2 The City shall permit stream channel realignment only:

- When necessary to eliminate flood hazards, after alternatives to provide flood capacity while protecting the natural alignment have been shown to be infeasible; or
- To protect and preserve natural features and vegetation which would otherwise be removed; or
- If the existing channel has been significantly disrupted by agricultural improvements or other man-made changes.

CAQ-19-Action 3 The City shall require, to the maximum extent practical, retention of topographic diversity and variation when channels are realigned or modified, including:

- "Self-sustaining" meander characteristics,
- Berms,
- Naturalized side slope, and
- Varied channel bottom elevation,

consistent with the characteristics of the watershed, public safety, and other site-specific considerations.

CAQ-19-Action 4 Where existing streams support riparian vegetation, evaluate options for constructing secondary flood control channels or other facilities for flood control and water quality purposes.

CAQ-19-Action 5 Channel lowering of existing natural streams shall occur only after consideration of alternatives (including surface drainage systems which do not require channel lowering) and only when it is necessary to accommodate the gravity drainage of storm runoff and/or accommodate floodflows under existing bridge structures.

CAQ-19-Action 6 All storm drainage improvements on natural streams shall be designed where feasible to maintain water flows necessary to protect and enhance existing fish habitat, native riparian vegetation, water quality, and/or ground water recharge.

CAQ-19-Action 7 Improvements in watercourses shall be designed for low maintenance, and to accommodate peak flows with vegetation (including mitigation plantings) in the channel. Channel modifications shall retain marsh and riparian vegetation whenever possible.

CO-19-Action 8 Development design shall maximize the total floodplain frontage that is open to public view. Development adjacent to stream corridors shall be encouraged to provide a public street paralleling at least one side of the corridor with vertical curbs, gutters, foot path, street lighting, and post and cable barriers to prevent vehicular entry.

CAQ-19-Action 9 Trails along stream corridors shall be located to minimize wildlife impacts and shall be restricted to non-motorized traffic.

CAQ-19-Action 10 Except where approved by the City as part of the development of a public or private development project, no grading, clearing, tree cutting, debris disposal or any other similar action shall be allowed

in stream corridors except for normal channel maintenance.

CAQ-20 Fill may not be placed in any 100-year floodplain as delineated by currently effective FEMA Flood Insurance Rate Maps or subsequent comprehensive drainage plans unless specifically approved by the City.

No fill shall be permitted in wetland areas unless approved by the City and appropriate state and federal agencies.

CAQ-21 Development adjacent to a natural stream(s) shall provide a "stream buffer zone" along the stream.

"Natural streams" shall be generally considered to consist of the following, subject to site-specific review by the City:

- Deer Creek
- Elk Grove Creek
- Laguna Creek and its tributaries
- Morrison Creek
- Strawberry Creek
- White House Creek

The following are examples of desired features for this transition zone; the specific design for each transition zone shall be approved on a case-by-case basis by the City.

Stream buffer zones should generally measure at least 50 (fifty) feet from the stream centerline (total width of 100) feet or more, depending on the characteristics of the stream, and shall include:

1. Sufficient width for a mowed fire-break (where necessary), access for channel maintenance and flood control, and for planned passive recreation uses.
2. Sufficient width to provide for:
    a. Quality and quantity of existing and created habitat,
    b. Presence of species as well as species sensitivity to human disturbance,
    c. Areas for regeneration of vegetation,
    d. Vegetative filtration for water quality,
    e. Corridor for wildlife habitat linkage,
    f. Protection from runoff and other impacts of urban uses adjacent to the corridor
    g. Trails and greenbelts.
3. The stream buffer zone should not include above ground water quality treatment structures designed to meet pollutant discharge requirements.

CAQ-22 Stream crossings shall be minimized and be aesthetically compatible with the natural appearance of the stream channel. The use of bridges and other stream crossings with natural (unpaved) bottoms shall be encouraged to minimize impacts to natural habitat.

CAQ-23 Uses in the stream corridors shall be limited to recreation and agricultural uses compatible with resource protection and flood control measures. Roads, parking, and associated fill slopes shall be located outside of the stream corridor, except at stream crossings.

CAQ-24 Open space lands within a stream corridor shall be required to be retained as open space as a condition of development approval for projects that include a stream corridor. Unencumbered maintenance access to the stream shall be provided.

CONSERVATION POLICIES: CONSERVATION OF OTHER NATURAL RESOURCES/RECYCLING AND RE-USE OF MATERIALS

CAQ-25 The City shall encourage:

- Recycling,
- Reduction in the amount of waste, and
- Re-use of materials to reduce the amount of solid waste generated in Elk Grove.

CAQ-25-Action 1 The City shall comply with the requirements of AB939 with regard to meeting state-mandated targets for reductions in the amount of solid waste generated in Elk Grove.

CAQ-25-Action 2 The City shall provide information to businesses and residents on available options to implement the City's waste reduction targets.

CAQ-25-Action 3 Encourage the use of recycled concrete in all base material utilized in City and private road construction.

CAQ-25-Action 4 Include a requirement for the use of recycled base material in all requests for bids for City roadway construction projects.

CAQ-25-Action 5 Establish procurement policies and procedures, which facilitate purchase of recycled, recyclable or reusable products and materials where feasible.

CAQ-25-Action 6 Outside contractors bidding to provide products or services to the City, including printing services, shall be required to demonstrate that they will comply with City recycled materials policies.

CAQ-25-Action 7 The City shall actively promote a comprehensive, consistent and effective recycled materials procurement effort among other governmental agencies and local businesses.

CONSERVATION POLICIES: AIR QUALITY

CAQ-26 It is the policy of the City of Elk Grove to minimize air pollutant emissions from all City facilities and operations to the extent feasible and consistent with the City's need to provide a high level of public service.

CAQ-26-Action 1 The City shall encourage all its employees to use transportation alternatives such as public transit, bicycling, walking, and carpooling for commute and other work-related trips. The City shall provide information on these and other applicable programs to all employees.

CAQ-26-Action 2 All City facilities shall incorporate energy-conserving design and construction techniques.

CAQ-26-Action 3 The City shall encourage City contractors and vendors to reduce emissions from their operations (such as by using low emission vehicles), and shall consider including a preference for low emission contractors and vendors in City requests for proposals where appropriate.

CAQ-27 The City shall promote energy conservation measures in new development to reduce on-site emissions and power plant emissions. The City shall seek to reduce the energy impacts from new residential and commercial projects through investigation and implementation of energy efficiency measures during all phases of design and development.

CAQ-27-Action 1 Provide information to the public and builders on available energy conservation techniques and products.

CAQ-27-Action 2 Encourage the use of trees planted in locations that will maximize energy conservation and air quality benefits. Encourage the use of landscaping materials which produce lower levels of hydrocarbon emissions.

CAQ-27-Action 3 During project review, City staff shall consider energy conservation and, where appropriate, suggest additional energy conservation techniques.

CAQ-27-Action 4 During project review, ensure that "Best Available Control Technology" is properly used and implemented.

CAQ-27-Action 5 Encourage new commercial uses to limit delivery hours to non-peak hours.

CAQ-28 The City shall emphasize "demand management" strategies which seek to reduce single-occupant vehicle use in order to achieve state and federal air quality plan objectives.

CAQ-28-Action 1 Implement the requirements for designated carpool and vanpool parking for all new office developments.

CAQ-28-Action 2 All City facilities shall include designated carpool and vanpool spaces, and all City staff shall be encouraged to take part in ridesharing.

CAQ-29 The City shall seek to ensure that public transit is a viable and attractive alternative to the use of private motor vehicles.

CAQ-29-Action 1 Consider implementation of a development impact fee to provide funding for the development of new public transit facilities in Elk Grove.

CAQ-29-Action 2 The City shall review all options for providing public transit to the residents and businesses of Elk Grove and seek to implement the option which provides the most effective and cost-efficient service.

CAQ-30 All new development projects which have the potential to result in substantial air quality impacts shall incorporate design, construction, and/or operational features to result in a reduction in emissions equal to 15 percent compared to an "unmitigated baseline" project. An "unmitigated baseline project" is a development project which is built and/or operated without the implementation of trip-reduction, energy conservation, or similar features, including any such features which may be required by the Zoning Code or other applicable codes.

CAQ-30-Action 1 The City shall develop and implement "Emission Reduction Measures" to achieve the reduction required by this policy. These Emission Reduction Measures should consider the following:

- Cost-effectiveness
- A maximum cost for measures, and consideration of a waiver from full compliance if this maximum cost would be exceeded.
- Credits for emission reductions already in place (e.g., for buildings in the latter phases of a multi-phased project which included emission reduction measures in its design) or which are required to mitigate other impacts.

CAQ-31 The City shall support intergovernmental efforts directed at stringent tailpipe emission standards and inspection and maintenance programs for all feasible vehicle classes and revisions to the Air Quality Attainment Plan to accelerate and strengthen market-based strategies consistent with the General Plan.

CAQ-31-Action 1 The City shall ensure that all City vehicles conform with applicable emission standards and the time of purchase and continuing throughout their use by the City. The City shall consider pollutant emissions as one criterion for vehicle purchasing decisions, seeking to purchase lower-emitting vehicles.

CAQ-31-Action 2 The City shall participate in intergovernmental groups seeking to improve local and regional air quality.

CAQ-31-Action 3 In conjunction with Sacramento Metropolitan Air Quality Management District, support and participate in a public education and outreach program dealing with air quality issues, with a goal of attaining a solid foundation of public support for needed air quality measures.

CAQ-31-Action 4 The City shall consider

the adoption of an ordinance to discourage excessive idling of diesel-powered and other heavy vehicles to reduce air pollutant emissions.

CAQ-32 As part of the environmental review of projects, the City shall identify the air quality impacts of development proposals to avoid significant adverse impacts and require appropriate mitigation measures, potentially including—in the case of projects which may conflict with applicable air quality plans—emission reductions in addition to those required by Policy CAQ-30.

CAQ-32-Action 1 Coordinate with the Sacramento Metropolitan Air Quality Management District on the review of proposed development projects, specifically including projects that could conflict with any applicable air quality plans and/or the State Implementation Plan.

CAQ-33 The City shall require that public and private development projects use low emission vehicles and equipment as part of project construction and operation, unless determined to be infeasible.

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Economic Development Element

The Economic Development Element is an optional element of the General Plan, which is not mandated by the State. By inclusion of this Element in the General Plan, the City of Elk Grove acknowledges the importance of economic development, including jobs creation, enhancement of the City's economic base through establishment of a clear economic strategy, and effective use of the City's finances, public services and facilities as they relate to economic development.

This is not a mandatory general plan element, and therefore there are no mandated content requirements. The City has defined this element and created policies within this element to support its long term effort to improve economic conditions for all city residents.

The City of Elk Grove makes a healthy local economy a high priority, and recognizes the need to create high quality jobs for the future well being of its citizens. As noted in the State of California's "General Plan Guidelines,"

> *"The structure of a [local] economy plays an important role in the physical development of a planning area and the stability of the local tax base. An effective (economic) element will establish a consistent set of policies which provide general direction to local government on how the community can focus resources to retain local businesses, attract new industries, support the tax base, and sustain the ability to provide public services for existing and future residents."*[1]

This Element of the General Plan includes:

- An overview of the **historic economic conditions** affecting the City of Elk Grove;
- A description of **existing economic conditions**;
- A discussion of projected and desired **future economic conditions** for the City of Elk Grove; and
- A set of **focused goals, policies and actions** (implementation strategies) to help achieve the desired economic development conditions.

HISTORIC ECONOMIC CONDITIONS

In 1850, Elk Grove was established as a hotel and stage stop 15 miles south of Sacramento's historic Sutter's Fort. The area became a crossroad for business, entertainment, mail service, agriculture, and home base for gold miners. After the gold rush and statehood period, Elk Grove evolved with a distinctly rural and western lifestyle, independent from urban Sacramento's growth and development.

In 1952, most of the 3,000 residents in the Elk Grove Community Plan Area lived in rural areas. However, job growth in Sacramento starting in the mid-1950s spurred a steady increase of residents to Elk Grove who commuted to Sacramento for work. This trend continued through 1975, when growth accelerated. During the 1990s, the population of Elk Grove grew by more than 70 percent. Job growth during that period was taking place in other areas of the County and region. Sacramento County's General Plan vision for the unincorporated Elk Grove Community Plan Area was primarily that of a suburb of Sacramento.

New commercial development in Elk Grove

The City of Elk Grove was incorporated on July 1, 2000, establishing local control over land use and development services. Since incorporation, both residential and non-residential development in the City has increased.

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[1] State of California General Plan Guidelines, Governor's Office of Planning and Research, November 1998

Additional information regarding the City's origins and growth is provided in the *General Plan Background Report.*

EXISTING ECONOMIC CONDITIONS

In all cities, interdependence exists between local economic issues and the overall quality of life—many important aspects of community life are provided by the local government, which relies in large part on tax revenues to fund these services.

Elk Grove is a growing community with a well-established mix of land use and significant opportunity for new development and redevelopment. Prior to incorporation, Elk Grove was planned and developed primarily as a bedroom community. However, the City's Vision as carried out in this General Plan identifies the desire to increase the jobs/housing balance in Elk Grove to match the numbers and types of workers living in Elk Grove with job opportunities in the city. To that end, General Plan Land Use Element map amendments increased the amount of land designated for commercial and office development and incorporated a regional commercial land use category.

The Comprehensive Fiscal Analysis for the incorporation (by EPS, dated March 1999) projected that the City's revenues would exceed its costs for services. Because the incorporation was not shown to be "revenue neutral," the City is obligated to mitigate the County's loss for the difference in transferred revenues and expenditures in the form of a tax sharing agreement. Under the terms of the Revenue Neutrality Agreement, a portion of the City's property tax revenues is returned to the County for a specified amount over a twenty-five year period. Because of the loss in property tax revenues through fiscal year 2024/2025, Elk Grove will need to identify other sources of revenue and to diversify the City's sources for revenues. To that end, the City has commissioned the establishment of an Economic Development Plan, which will establish detailed, short-term strategies to implement the focused goals and policies in this Element.

ELK GROVE INSURANCE

Historic commercial building in Old Town Elk Grove

Currently, the Elk Grove Chamber of Commerce is actively involved in many issues and efforts that foster community and business growth in Elk Grove. The Economic/Industrial Development Committee for the Chamber is tasked with identifying and encouraging industries and specific business firms which could enhance the Elk Grove area economy by relocating or expanding within the Chamber's service boundaries.

PROJECTED FUTURE ECONOMIC CONDITIONS

According to projections by the Sacramento Area Council of Governments (SACOG), all of the cities and the unincorporated areas in Sacramento County will experience growth in population, housing, and employment over the next 20-year period. Sacramento County population and employment growth projections range between 0.9 and 2.4 percent annually until 2020 (peak growth taking place in the 2000 through 2005 period and declining thereafter). Annual population and employment growth rates in Elk Grove are also projected to peak during the 2000 through 2005 period, but at a much higher rate of 6.2 and 13.1 percent, respectively. SACOG projection assumptions utilize historic growth rates and jobs housing balance data prior to Elk Grove's Incorporation in July 2000. It is the City's intent to increase the jobs/housing ratio and to expand the existing commercial and industrial growth trends. Therefore, the City anticipates a higher growth rate, particularly in terms of employment growth.

The City of Elk Grove is a developing community with opportunity to expand the existing

commercial, business, and industrial development and employment base. As described in the Land Use Element, development efforts within specified areas will allow new investment and complementary uses to meet local and regional shopping needs, provide expanded job opportunities to improve the jobs/housing ratio, and build the City's tax base. The City's vision is for Elk Grove to be a community in which people can live, work, shop, and play. This Element will guide the economic component of that vision.

The structure of the City's economy plays an important role in the physical development of the planning area and the stability of the local tax base. The goals, policies, and actions in this section are intended to provide direction as to how the community can focus resources to retain local businesses, attract new commercial, business, and industrial enterprises, support the tax base (create additional tax revenue), and continue to provide public services for existing and future residents of Elk Grove.

The following goals serve as the foundation for an overall economic development strategy for the City:

Guiding Goal 1: High Quality of Life for All Residents

Focused Goal 1-5: Excellence in the design of new development

Focused Goal 1-8: Creation and maintenance of a strong, positive community image for Elk Grove

Guiding Goal 2: Diversified Economic Base

Focused Goal 2-1: A business community which includes a diversity of industrial and office uses, locally and regionally oriented retail and services, and a diversity of residential types

Focused Goal 2-2: A balance between the numbers and types of workers residing in Elk Grove and opportunities for employment in the city

Focused Goal 2-3: A positive environment for business retention and expansion

Focused Goal 2-4: Creation of Elk Grove as a desirable place to establish a business, particularly major employment-generating uses

Focused Goal 2-5: A current and comprehensive economic development plan outlining the City's strategy to strengthen the local economy

Focused Goal 2-6: A balanced municipal budget which will allow the City to provide a high level of service to all residents and businesses

The following policies and action items implement these goals:

ECONOMIC DEVELOPMENT POLICIES: DIVERSE AND BALANCED MIX OF USES

ED-1 Strive to establish a balanced mix of commercial, office and industrial businesses to the City to ensure a variety of employment and business opportunities.

ED-1-Action 1 Periodically review the General Plan to ensure that there is an adequate supply of land designated for economic development, with flexibility in the commercial and industrial land use designations to allow a wide range of targeted businesses without the need for amendments to the General Plan.

ED-2 The City recognizes the importance of making an adequate supply of land available for economic development. Specific properties for economic development and corresponding target land uses will be identified on the City's Zoning Map and/or in its Economic Development Plan or Strategy.

ED-3 Encourage the full and efficient utilization of vacant and underutilized parcels in appropriately designated areas to support the development and expansion of targeted industrial and commercial facilities.

ED-4 Encourage developers of larger commercial and office projects to provide for on-site ancillary uses that would allow employees and residents to make non-work-related trips (e.g., banking, lunch, dry cleaning, recreation, child care) without having to use their automobiles.

ED-4-Action 1 Ensure that commercial and industrial land use designations and zoning designations for larger scale developments allow for a complimentary mix of uses.

ED-4-Action 2 Encourage and support efforts to provide support services such as child care and health services near employment centers.

ED-5 Consider the use of public/private partnerships as a means of revitalizing selected areas.

ED-5-Action 1 On an ongoing basis, evaluate opportunities for City involvement in public/private partnerships, including public investment in infrastructure and other improvements, the location of public areas, and modification of land use regulations and other development controls.

ED-6 Promote policies, programs and services that support a diverse local economy providing a range of goods and services, support existing local businesses, and that encourage new, independent business ventures.

ED-6-Action 1 Support efforts that encourage Elk Grove residents and businesses to buy goods and services locally.

ECONOMIC DEVELOPMENT POLICIES: JOBS HOUSING BALANCE

ED-7 Maximize the use of non-residential land for employment-generating and revenue-generating uses.

ED-7-Action 1 Continue to improve Elk Grove's jobs/ housing ratio and seek to achieve sufficient employment opportunities in Elk Grove for all of the employed persons living in the city, while continuing to promote the City's role as a regional center.

ED-7-Action 2 In cooperation with the private sector, support efforts to provide a supply of land ready for the development of buildings (that is, land with all infrastructure in place) and available for development of uses in target markets.

ED-8 Support the creation and retention of jobs that provide sustainable wages and benefits.

ED-9 Provide sufficient land for business expansion and attraction of new employers that utilize the City's existing labor pool.

ED-9-Action 1 Identify industries whose employee needs correspond to the educational and job skills profile of the community, and develop strategies to attract such employers.

ED-9-Action 2 Promote the establishment and expansion of workplace alternatives, including home occupations and telecommuting.

ED-9-Action 3 Support strategies to increase business-to-business commerce in Elk Grove.

ED-10 Use Elk Grove's skilled labor force as an economic development and business attraction tool and increase the number of jobs that go to Elk Grove residents by coordinating economic development efforts with employment placement.

ED-10-Action 1 Market Elk Grove's sizable skilled labor force as an economic development advantage for new and expanding businesses.

ED-10-Action 2 Work with local businesses and employment recruiters to establish a process for recruitment of Elk Grove residents for new jobs. Consider incentive programs for new businesses that provide commitments to hire minimum numbers or percentages of Elk Grove residents.

ED-10-Action 3 Support efforts to coordinate education and job training programs among the Elk Grove Unified School District, Cosumnes River College, local universities, employment training and service agencies, and employers.

ED-10-Action 4 Provide labor market information from data sources and industry sectors to local educational institutions and training agencies for adults and youths.

ECONOMIC DEVELOPMENT POLICIES: BUSINESS RETENTION AND EXPANSION

ED-11 Retain existing businesses, particularly those that contribute to meeting Elk Grove's strategic economic goals, and facilitate their expansion as appropriate.

ED-11-Action 1 Develop a proactive business retention program that addresses issues affecting all business sectors.

ED-11-Action 2 Develop small business assistance programs, including but not limited to below market interest rate loans and creating new or expanding existing business plans.

ED-11-Action 3 Work with the US Department of Commerce, State Trade and Commerce Agency, Sacramento Area Commerce and Trade Association, Sacramento County Economic Development Department, Chamber of Commerce, and educational institutions to implement marketing and educational programs supporting business retention strategies.

ED-11-Action 4 Create a program to recognize employers that contribute to the quality of life in the community.

ED-12 Promote a thriving local retail, personal and business services sector.

ED-12-Action 1 Actively promote revitalization and strong sales in Old Town Elk Grove, and along major commercial thoroughfares.

ED-12-Action 2 Assist local merchants and business organizations interested in forming mutual benefit organizations such as merchants associations and business improvement districts.

ED-13 Recognizing that business conditions are often turbulent, the City shall endeavor to maintain close links with corporate leaders to monitor business conditions and identify issues in which the City may be of assistance.

ED-13-Action 1 Host regular meetings with major employers to discuss current operation and to provide information on City services. This allows the City to quickly respond if the business is considering either relocating or expanding.

ED-14 Support the retention of viable agricultural, ranching and dairy farm businesses and land uses, consistent with the City's long-term land use goals and policies

ED-14-Action 1 Work with the U.S. Department of Agriculture, California Department of Food and Agriculture, and Sacramento County Farm Bureau to support local agriculture, ranches and dairies, consistent with the City's long-term land use policies.

ED-14-Action 2 Consider assigning staff to serve as an Agricultural and Land Use Coordinator for the City of Elk Grove to assist in the retention of agricultural businesses.

ECONOMIC DEVELOPMENT POLICIES: BUSINESS ATTRACTION

ED-15 As part of the City's Economic Development Plan, include a Business Attraction Program to identify a focused market effort and assist businesses in locating in or relocating to Elk Grove. A successful business attraction program not only promotes economic growth but also provides economic diversification. This diversification will result in more resilience in the local economy and allows the community to withstand cyclical declines in various sectors of the local and national economies.

ED-15-Action 1 Identify target industries in the manufacturing, retail, and office sectors.

ED-15-Action 2 Implement specific recruitment programs tailored to specific target markets.

ED-16 Attract and expand industrial, high technology, regional-serving office development that diversifies the local economy and produces higher-wage jobs.

ED-16-Action 1 Consider a zoning incentive program (which may include flexible development standards, shared parking, fast-track processing, and the like) to facilitate development or re-use of key sites by high-employment-generating uses and high value-added businesses.

ED-16-Action 2 Focus available incentives and business assistance services on attracting and retaining firms in industries that typically provide high-quality employment, living wages and strong career advancement opportunities, and which generate strong tax revenues, or fill a critical market niche.

ED-17 Work to remove both real and perceived barriers to development, particularly for constrained sites. Potential strategies include:

- Conduct a thorough inventory of vacant and underutilized land designated for commercial and industrial uses and identify opportunities for pre-development studies (i.e., Phase I analysis, site assembly, right-of-way improvements) which could be done by the City or the private sector to facilitate development of key sites.
- Streamlining City administrative and regulatory processes wherever possible. Reduce inefficiencies, overlap, and time delays associated with these processes.
- Simplifying the development review process for small-scale changes to previously approved site plans and buildings.

ED-18 Work proactively with those businesses interested in expanding existing businesses or establishing new businesses to install necessary infrastructure improvements. The goal is to establish an inventory of ready-to-go non-residential sites, complete with zoning, infrastructure, and environmental clearances. City actions may include:

1) Sharing of engineering studies and plans on water supply and treatment capacities, wastewater collection, conveyance and treatment capacities, storm water drainage and roadway improvements.
2) Working jointly with developers where City Capital Improvement Plans call for extension or upgrades to City infrastructure.
3) Pursuing financing options, including possible tax credits, to assist developers in providing necessary infrastructure improvements.
4) Allowing for phased extension or upgrades to infrastructure in conjunction with approved phasing plans for site development.

ED-19 The City shall use its discretion to ensure that retail land is appropriately sited and quantified.

ED-20 Provide incentives for private reinvestment in underutilized commercial areas where adequate infrastructure exists.

ED-21 Support micro loans, small business loan guarantees and other measures to support entrepreneurs and new business development.

ECONOMIC DEVELOPMENT POLICIES: ECONOMIC DEVELOPMENT STRATEGY

ED-22 Promote economic development within Elk Grove through preparation and implementation of an Economic Development Strategy.

ED-22-Action 1 Prepare an Economic Development Strategy that:

1) Identifies the needs of existing businesses and acknowledges the important contributions existing businesses provide to the community;
2) Identifies specific goals or targets for business retention and development over the next 20 years; and
3) Includes targets for economic development in 5-year increments and implementation steps to be undertaken to help achieve specific goals.

ED-22-Action 2 Involve community members and business leaders in preparing, updating, and implementing the Economic Development Strategy.

ED-23 Designate an Economic Development Coordinator on City staff with responsibility for promoting economic development opportunities and implementing and tracking the progress/effectiveness of the policies and actions of the current Economic Development Plan.

ED-24 Establish an Economic Development Action Team composed of key departments and outside organizations to respond to urgent or substantial needs of existing businesses.

ED-25 Continue to participate in regional economic organizations and monitor the regional economy to ascertain the impacts on the local economy.

ECONOMIC DEVELOPMENT POLICIES: BALANCED BUDGET WITH ADEQUATE SERVICE LEVELS

ED-26 Coordinate between capital projects and economic development projects within the context of the City's Capital Improvement Program.

ED-27 Seek innovative ways to reduce the cost burden of infrastructure provision on new industrial and commercial development, without unduly transferring the burden to the residential sector.

Historic Resources Element

Although Elk Grove is home to a federally recognized historic district in Old Town, little has been done either in Old Town or outside the boundaries of the Old Town Special Planning Area to provide additional protection to historic resources. This Element summarizes the historic resources that exist in Elk Grove and lay out recommended policies to help provide additional protections for these resources, potentially including City review of alterations to historic buildings.

HISTORIC RESOURCES

On March 1, 1988, Old Town Elk Grove became nationally recognized as the Elk Grove Historic District (see the Background Report) on the National Register of Historic Places.

The former Odd Fellows Hall in Old Town is part of the federally registered historic district.

Outside of Old Town Elk Grove, there are four sites listed as California Historical Landmarks. Three of these sites are within the Elk Grove city limits, while the other one is located just outside city limits within the Planning Area.

- Grave of Elitha Cumi Donner Wilder – Elk Grove Masonic Cemetery, Row C, Lot 2 – Donner party survivor (City)
- Site of first County free library branch in California – 9125 Elk Grove Blvd. (City)
- Murphy's Ranch (monument) – near the SW corner of Grant Line Road and Highway 99 – the site of the beginning of the United States' conquests of California
- Grave of Alexander Hamilton Willard – Franklin Cemetery – perhaps the last survivor of the exploring party that accompanied Lewis and Clark (Planning Area)

For additional, detailed information on historic resources in Elk Grove—including the federal historic district and other structures not within the district—please consult the Background Report.

OLD TOWN SPECIAL PLANNING AREA

In 1985, Sacramento County adopted the Elk Grove Old Town Special Planning Area (SPA) Ordinance, to serve as the guiding policy document for the historic area. (The boundaries of the Old Town SPA are shown in the Background Report.) The intent of the Sacramento County Board of Supervisors was,

> *". . . to permit rehabilitation of existing structure which will be compatible with the present conditions with minimal disruption to the lifestyle of residents and to consider and include new construction where appropriate. This Ordinance will implement the goals...regarding the retention and enhancement of a viable commercial center in Elk Grove and the preservation of the early California cultural aspect of the town. It is important that construction of new buildings or structures not alter the cultural and/or historical value of this section of the town."* [Old Town SPA, excerpt]

This Element of the General Plan will maintain some of these original intentions. It also provides out a policy framework to further preserve and protect the historic resources and establish policies for community education and involvement in historic preservation efforts for the Old Town area.

ARCHAEOLOGICAL RESOURCES

In addition to historic resources, Elk Grove and the planning area contain a variety of archaeological resources dating to the pre-historic eras. Detailed information on these resources is contained in the Background Report.

The following are the goals of the City of Elk Grove related to the preservation and enhancement of the city's historical and archaeological resources:

Guiding Goal 1: A High Quality of Life for All Residents

Focused Goal 1-8: Creation and maintenance of a strong, positive community image for Elk Grove

Focused Goal 1-9: A pattern of land use which enhances the community character of Elk Grove, provides employment and shopping opportunities to serve residents and the region, provides for use of transit, and protects Elk Grove's unique historical and natural features

Guiding Goal 2: Diversified Economic Base

Focused Goal 2-4: Creation of Elk Grove as a desired place to locate major employment-generating uses

Guiding Goal 3: Protection of the Natural Environment

Focused Goal 3-1: Development which recognizes environmental constraints and is designed and operated to minimize impacts on the environment

Guiding Goal 4: Preservation and Enhancement of Elk Grove's Unique Historic and Natural Features

Focused Goal 4-1: Preservation and enhancement of Elk Grove's historic structures and districts

Focused Goal 4-3: Preservation of the large oak and other tree species which are an important part of the City's historic and aesthetic character

Guiding Goal 5: Preservation of the Rural Character of Elk Grove

Focused Goal 5-2: Maintenance of those features that provide the character of Elk Grove's rural areas, including: large oak and other trees, small local roadways, animal keeping and raising, equestrians, agriculture, and limited commercial opportunities

The following policies and action items implement these goals:

HISTORIC RESOURCE POLICIES

HR-1 Encourage the preservation and enhancement of existing historical and archaeological resources in the City.

HR-1-Action 1 Develop and update a comprehensive Historic Resource inventory using the National Register, the California Register, California Historical Landmarks, California Points of Historical Interest, and any other structures or properties the City Council determines to have historic value.

The Inventory should contain a map that shows the location of all of the structures with a historically significant designation, and a list of all of the historically significant structures within Elk Grove.

HR-1-Action 2 Establish a Historic Preservation Committee to provide input regarding the City's historic preservation regulations.

This Committee could include members of the public experienced in and knowledgeable about historic resources in general and in the city.

HR-1-Action 3 Create partnerships with private organizations that focus on historic resource preservation, such as the Elk Grove Historical Society.

HR-1-Action 4 Adopt a Historic Preservation Ordinance establishing guidelines and processes for the preservation and enhancement of historic structures.

HR-1-Action 5 Provide information to the public on historic preservation efforts and financial incentive programs. This may include:

- Establish an informational kiosk in Old Town for the public to view about the City's historic resources.
- Establish a history museum in Old Town.

- Create a historic preservation page on the City of Elk Grove's website with links to federal and state historic preservation programs and financial incentive programs.
- Create pamphlets that outline and discuss the City of Elk Grove's historic preservation program.
- Keeping handouts and applications on federal and state incentive programs at the public counter at City Hall.

HR-2 The City supports the goals and objectives for the *Comprehensive Statewide Historic Preservation Plan for California 2000-2005*.

HR-3 Encourage restoration, renovation, and/or rehabilitation of all historic structures.

HR-3-Action 1 Provide financial incentives to residents as encouragement for rehabilitation and restoration of private property.

HR-3-Action 2 Participate in the Mills Act Tax Abatement Program as an economic incentive for private property owners to actively participate in the restoration of their properties.

HR-3-Action 3 Use grants and funds available to the City for historic preservation, such as the Community Development Block Grant (CDBG) and the California Heritage Fund (provided by the Safe Neighborhood Parks, Clean Water, Clean Air and Coastal Protection Bond Act of 2000).

HR-4 Support use of federal financial incentive programs to encourage preservation of historic structures.

HR-4-Action 1 Provide information on applying for the Federal Historic Preservation Tax Incentive.

HR-4-Action 2 Make available information on how to claim income and estate tax deductions for charitable contributions of partial interest in historic property, per The Tax Reform Act of 1986.

HR-5 Maintain and improve the aesthetic quality and architectural diversity of the Old Town historical district.

HR-5-Action 1 Implement the Elk Grove Old Town Special Planning Area (SPA) Ordinance.

HR-5-Action 2 Within two (2) years of the adoption of this General Plan, update the Old Town SPA. This update should include:

- A re-examination of the SPA boundaries to include all properties in the federal historic district and other areas as appropriate to provide a cohesive planning area.
- Incorporate the design guidelines of the "Old Town Design Comprehensive Plan" prepared by the County of Sacramento.
- A review of land use policy, permitted uses, and development standards and review.

HR-5-Action 3 Consider the creation of a historic overlay zone for use in the Old Town area or other parts of Elk Grove containing historic structures.

HR-5-Action 4 Use *The Secretary of the Interior's Standards for the Treatment of Historic Properties* (1995) as a guideline for the preservation of historic buildings.

ARCHAEOLOGICAL AND PALEONTOLOGICAL POLICIES

HR-6 Protect and preserve prehistoric and historic archaeological resources throughout the City.

HR-6-Action 1 In areas identified in the Background Report as having a significant potential for containing archaeological or paleontological artifacts, require completion of a detailed on-site study as part of the environmental review process. Implement all recommended mitigation measures.

HR-6-Action 2 Impose the following conditions on all discretionary projects in areas

which do not have a significant potential for containing archaeological or paleontological resources:

- "The Planning Division shall be notified immediately if any prehistoric, archaeologic, or paleontologic artifact is uncovered during construction. All construction must stop and an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology shall be retained to evaluate the finds and recommend appropriate action."
- "All construction must stop if any human remains are uncovered, and the County Coroner must be notified according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in CEQA Section 15064.5 (d) and (e) shall be followed. "

Housing Element

Provision of housing for all economic segments of the Elk Grove is the intent of this Housing Element. This Housing Element identifies the policies and actions which the City will implement to ensure that housing in Elk Grove is affordable, safe, and decent.

Affordable, safe, and decent housing for all residents is a goal of the City of Elk Grove

This Housing Element implements the following Goals of the City of Elk Grove General Plan:

Guiding Goal 1: A High Quality of Life for All Residents

Focused Goal 1-5: Excellence in the design of new development

Focused Goal 1-6: Safe and affordable housing for all persons

Focused Goal 1-8: Creation and maintenance of a strong, positive community image for Elk Grove

Focused Goal 1-9: A pattern of land use which enhances the community character of Elk Grove, provides employment and shopping opportunities to serve residents and the region, which provides for use of transit, and which protects Elk Grove's unique historical and natural features

This Housing Element consists of the following parts:

1. Goals, Policies, and Actions
2. Summary of Housing Needs
3. Quantified Housing Objectives
4. Housing Needs Assessment
5. Adequate Sites
6. Housing Resources
7. Housing Constraints and Incentives
8. Opportunities for Energy Conservation
9. Public Participation

1. GOALS, POLICIES, AND ACTIONS

In addition to the Guiding and Focused Goals shown above, this Housing Element includes six Housing Goals. Under each Housing Goal are the policies and actions (implementation programs) associated with each policy that will be implemented during the 2002 through 2007 Housing Element period to accomplish the goal.

The City's Housing Goals are:

Housing Goal 1: Provide adequate sites, including land suitable for multifamily rental housing, manufactured housing, mobilehomes, housing for agricultural employees, emergency shelters, and transitional housing, to accommodate the City's share of regional housing needs through appropriate zoning and development standards

Housing Goal 2: Assist in the development and provision of adequate housing stock to meet the needs of very low, low, and moderate-income households and special needs groups

Housing Goal 3: Identify and, where appropriate, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and special needs groups

Housing Goal 4: Conserve and improve the condition of existing affordable housing stock

Housing Goal 5: Promote housing opportunities for all persons, regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability

Housing Goal 6: ***Preserve assisted (subsidized) housing developments for lower income households***

The following section of this Housing Element is a listing of the housing goals, guiding policies, policies, and actions the City will implement to achieve these goals. Following each proposed action is the timing of its implementation and identification of the responsible party for implementation of the action.

Housing Goal 1: ***Provide adequate sites, including land suitable for multifamily rental housing, manufactured housing, mobilehomes, housing for agricultural employees, emergency shelters, and transitional housing, to accommodate the City's share of regional housing needs through appropriate zoning and development standards.***

GUIDING POLICY: Provide adequate sites

H-1 Policy Maintain an adequate supply of appropriately zoned land with available or planned public services and infrastructure to accommodate the City's projected housing needs for all income levels and for special needs groups. The acreage of appropriately zoned land needed to meet housing needs will be updated annually, based on construction of housing units (tallied by income group and special needs group) and loss of sites through rezoning, in accordance with Action 10.

H-1 Action 1 Identify land suitable (e.g., without physical or environmental constraints that would prevent availability during the planning period) for zone change to sufficiently accommodate the City's identified housing needs through 2007 with adequate sites. Rezone of lands, as identified in the table below, shall occur no later than July 2004.

Time Frame: 2004
Responsibility: Development Services
Funding Source: City General Fund

Rezone to Provide Adequate Sites

General Plan Designation	Zoning	Completion Date	Minimum Acreage	Potential Units[1]
High Density Residential	RD-20	2004	83.4	1,501[2]
Commercial/ Office/ Multi-family	BP, SC, LC, or other mixed-use zone allowing commercial, office and/or residential density of up to 20 units per acre	2004	220.0	3,920[2]
Office/ Multi-family	BP or other mixed-use zone allowing commercial, office and/or residential density of up to 25 units per acre	2004	100.0	2,000
Total			**406.4**	**7,421**

[1] Potential units based on C/O/MF developing at 20 units per acre with a 80 percent holding capacity and O/MF sites developing at 25 units per acre with a 80 percent holding capacity, unless otherwise noted.

[2] Potential units based on 20 units per acre with a 90 percent holding capacity as these rezone sites are in East Franklin Specific Plan and Laguna Ridge Specific Plan, which have allocated land for infrastructure, including streets and drainage, so these infrastructure requirements will not reduce the capacity of the sites.

H-1 Action 2 Projects shall consider the City's housing needs and designate residential sites at densities consistent with the City's identified housing needs through Specific Plan, rezoning, Special Planning Area, and annexation pre-zoning.

Time Frame: on-going
Responsibility: Development Services
Funding Source: City General Fund

H-1 Action 3 Update financing and phasing plans to provide infrastructure improvements necessary to support affordable new development to occur concurrently with production of market-rate development and consider housing affordability in the development of infrastructure fees and payment structures.

Time Frame: on-going
Responsibility: Development Services
Funding Source: City General Fund

H-1 Action 4 Develop mixed-use zoning designations to accommodate multi-family and commercial or office uses on sites with a General Plan designation of Commercial/Multi-family, Office/Multi-family, and Commercial/Office/Multi-family. These zoning designations shall accommodate maximum densities from 20 to 30 residential units per acre. Use of these zones shall replace the use of LC, SC, GC, and BP zones on sites designated for mixed-use in order to provide clearer zoning designations for the development community. Sites designated for non-residential use shall not be zoned with mixed-use zoning designations.
Time Frame: 2004
Responsibility: Development Services
Funding Source: City General Fund

H-1 Action 5 Continue to permit transitional and emergency shelters as a permitted use in the GC and M-1 zoning districts in the Elk Grove Zoning Code.

Time Frame: on-going
Responsibility: Development Services
Funding Source: City General Fund

H-1 Action 6 Revise Zoning Ordinance to allow transitional and emergency shelter uses in residential zones, through the Planning Director Special Permit Process identified in H-12 Action 4, designated RD-15 and higher.

Time Frame: 2004
Responsibility: Development Services
Funding Source: City General Fund

H-1 Action 7 Continue to permit housing for agricultural employees as a permitted use in agricultural zones in the Elk Grove Zoning Code and housing serving six or fewer employees as a permitted use in all residential zones, in accordance with Health and Safety Code Sections 17021.5 and 17021.6, in the Elk Grove Zoning Code.

Time Frame: on-going
Responsibility: Development Services
Funding Source: City General Fund

H-1 Action 8 Continue to provide for the development of mobile home parks by retaining the Mobilehome Park zoning district in the Elk Grove Zoning Code.

Time Frame: on-going
Responsibility: Development Services
Funding Source: City General Fund

H-1 Action 9 Continue to allow the placement of manufactured housing on single-family lots in residential zones.

Time Frame: on-going
Responsibility: Development Services
Funding Source: City General Fund

H-1 Action 10 Maintain an inventory that details the amount, type, and size of vacant and underutilized parcels to assist developers in identifying land suitable for residential development and that also details the number of very low, low, and moderate income units constructed annually. If the inventory indicates a shortage of available sites, the City shall rezone sufficient sites to meet the City's housing needs. If the inventory indicates that multiple use sites are not being used to provide multifamily housing, the City shall take action, such as rezoning additional multifamily sites or revising development standards for multiple use sites, to ensure adequate sites are available to meet the City's housing needs.

Time Frame: annually
Responsibility: Development Services
Funding Source: City General Fund

H-1 Action 11 Require new development to be consistent with the development standards described in the City's National Pollutant Discharge Elimination System (NPDES) permit as described in the Conservation and Safety Elements of the General Plan.

Time Frame: on-going
Responsibility: Development Services
Funding Source: City General Fund

H-2 Policy Support zero-lot line or reduced setback single-family residential developments and corner duplexes, in addition to multifamily projects, to increase affordable housing supply.

H-2 Action 1 Revise Zoning Ordinance to revise lot-size standards to include lots 2,900 to 4,000 square feet in size, commensurate with lot density. This shall also provide lot-

size standards for developments receiving a density bonus, by decreasing the minimum lot size standard necessary to accommodate a 25 percent density bonus.

Time Frame: 2004
Responsibility: Development Services
Funding Source: City General Fund

H-2 Action 2 Revise Zoning Ordinance to allow corner duplexes in single-family residential developments without a use permit.

Time Frame: 2004
Responsibility: Development Services
Funding Source: City General Fund

H-3 Policy Promote development where affordable housing is located in close proximity to services, shopping, and public transportation.

Time Frame: on-going
Responsibility: Development Services
Funding Source: City General Fund

H-3 Action 1 Encourage multifamily opportunities on sites meeting the following criteria: (a) proximity to public transit or bus service; (b) proximity to commercial and social services; (c) parcel size and configuration which enhances the feasibility of development; (d) lack of physical constraints (noise, wetlands); (e) provision for a variety of housing types and affordable housing opportunities; (f) generally be no smaller than eight (8) acres and no larger than fifteen (15) acres unless a development request for rezone has been submitted that reasonably identifies that a smaller parcel will serve a special needs group or meet an affordable housing need and that the size of the parcel is appropriate to meet the housing need, and (g) other criteria deemed appropriate including integration of multifamily units within the larger adjacent neighborhood. These criteria should be considered in the review of applications and proposals involving multifamily development. Note: Policy LU-5 in Land Use Element includes criteria to be followed in determining multifamily sites. Applicant-initiated requests for rezone are subject to the City's zoning code and can be requested at any time.

Time Frame: on-going
Responsibility: Development Services
Funding Source: City General Fund

H-3 Action 2 Support high-density residential development along transit (e.g., light rail) corridors that provide regular service by placing high density residential or mixed-use sites near transit opportunities, where appropriate and feasible, when developing a new Specific Plan or Special Planning Area.

Time Frame: on-going
Responsibility: Development Services
Funding Source: City General Fund

Housing Goal 2: Assist in the development and provision of adequate housing stock to meet the needs of very low, low, and moderate-income households and special needs groups

GUIDING POLICY: Assist in development of affordable housing stock

H-4 Policy Facilitate and encourage the construction of housing affordable to very low, low, and moderate income households consistent with the City's identified housing needs.

H-4 Action 1 Focus efforts for provision of affordable housing by giving preference in the allocation of City resources (including funding and staff time) first to multifamily housing affordable to very low and low income households, then to zero-lot line, or reduced setback, single-family housing, corner duplexes, and second dwelling units affordable to very low and low income households.

Time Frame: on-going
Responsibility: Development Services
Funding Source: City General Fund, Building and Planning Fees

H-4 Action 2 Support affordable housing development through direct financial assistance, regulatory incentives (e.g., density bonuses), and land write-downs.

Time Frame: on-going
Responsibility: Development Services

Funding Source: City General Fund, CDBG Program Funds (when available) Affordable Housing Trust Fund, Very Low Income Housing Trust Fund

H-5 Policy Offer increased incentives or density bonus that is higher than required by State law to projects providing an affordable component of more than 25 percent.

H-5 Action 1 Revise the density bonus ordinance to further encourage affordable housing development by offering increased density for single-family uses and/or an additional incentive for either single-family or multifamily uses to developments that provide more than the required number of affordable units and to provide incentives for mixed-use developments (commercial or office uses must be on same parcel as housing) providing an affordable housing component.

Time Frame: 2004
Responsibility: Development Services
Funding Source: City General Fund

H-6 Policy Assist the development of housing affordable to the very low, low, and moderate-income groups by non-profit and for-profit developers through financial and/or technical assistance.

H-6 Action 1 Assign Very Low Income Housing Trust Funds, Affordable Housing Fees, and pursue CDBG/HOME funds and other affordable housing subsidies for housing projects affordable to very low and low-income households.

Time Frame: on-going
Responsibility: Development Services
Funding Source: Very Low Income Housing trust Fund, Affordable Housing Trust Fund, CDBG and HOME Funds

H-6 Action 2 Develop sources of predevelopment financing through available federal, state, local, and private sources, including the HOME and CDBG programs, to assist affordable or special needs housing development being carried out by qualified nonprofit housing corporations.

Time Frame: on-going
Responsibility: Development Services
Funding Source: City General Fund, CDBG and HOME Funds(when available)

H-6 Action 3 Participate in the Sacramento County Regional Sanitation Board's fee waiver and deferral program to reduce impact fees for affordable housing developments, prioritizing developments that offer first-time homebuyer units.

Time Frame: on-going
Responsibility: Development Services
Funding Source: City General Fund, Sacramento County Regional Sanitation Board

H-6 Action 4 Issue an annual notice of funding availability for available City resources and create streamlined development assistance programs in order to provide public, competitive funding processes for affordable housing funding resources available through the City.

Time Frame: on-going
Responsibility: Development Services
Funding Source: City General Fund

H-6 Action 5 Adopt a program of regulatory and financial incentives for affordable housing. This program may include one or more of the following: public subsidies, density bonuses, expedited or preferential permit processing, fee waivers or deferrals, and modified standards to allow cost savings to developers providing affordable housing. The City shall assist developers in applying for available financing and provide these affordable units a priority for fee waivers and other incentives. To the extent that an applicable Specific Plan establishes target average density and/or multiple housing type policies, projects shall generally be required to comply with applicable target average density and/or multiple housing type requirements at the subdivision level to assure a variety of housing opportunities within each subdivision.

Time Frame: 2004
Responsibility: Development Services
Funding Source: City General Fund, Building and Planning Fees

H-7 Policy Increase access to homeownership by providing first-time homebuyer assistance for low and moderate-income households.

H-7 Action 1 Establish home ownership programs for low and moderate-income households.

Time Frame: 2004
Responsibility: Development Services
Funding Source: CDBG and HOME Funds, Affordable Housing Trust Fund

H-7 Action 2 Support homeownership programs carried out by nonprofit housing corporations through provision of land, financial assistance, and/or technical assistance.

Time Frame: on-going
Responsibility: Development Services
Funding Source: City General Fund

H-7 Action 3 Partner in the various SHRA and other local first-time homebuyer programs or identify first-time homebuyer programs that can be provided by the City.

Time Frame: on-going
Responsibility: Development Services
Funding Source: City General Fund, CDBG and HOME Funds

H-8 Policy Ensure long-term affordability of very low and low-income housing.

H-8 Action 1 Require that all affordable housing development subsidized by the City or required by the City contain provisions that assure long-term affordability mechanisms (e.g., 45 years or more).

Time Frame: on-going
Responsibility: Development Services
Funding Source: City General Fund, Building and Planning Fees

H-8 Action 2 Maintain affordability for intended period of time through development agreements and/or deed restrictions and ongoing monitoring for compliance.

Time Frame: on-going
Responsibility: Development Services
Funding Source: City General Fund, Very Low Income Housing Trust Fund, Affordable Housing Trust Fund

H-9 Policy Support energy conserving programs in the production and rehabilitation of affordable housing to reduce household energy costs.

H-9 Action 1 Encourage and support energy efficiency in new construction through SMUD's Energy Efficient New Construction Program, which provides financial incentives to builders to exceed minimum energy efficiency standards.

Time Frame: on-going
Responsibility: Development Services
Funding Source: City General Fund

H-9 Action 2 Develop a program that would require housing developers (both single-family and multifamily) to build a minimum percentage of units that meet Title 24, Tier II or Tier III energy standards.

Time Frame: 2004
Responsibility: Development Services
Funding Source: City General Fund, Building and Planning Fees

H-9 Action 3 Encourage participation in SMUD's PV (photovoltaic) Pioneer program.

Time Frame: on-going
Responsibility: Development Services
Funding Source: City General Fund

H-10 Policy Support housing opportunities for agricultural workers, homeless people, seniors, female-headed households, large families, and persons with disabilities. According to the federal Rehabilitation Act of 1973, a person with a disability is a person who has a physical or mental disability, which substantially limits a major life activity, or has a record of such a disability, or is regarded as having such a disability.

H-10 Action 1 Allow flexibility in development standards such as smaller unit sizes and parking reduction for senior projects.

Time Frame: on-going
Responsibility: Development Services
Funding Source: Building and Planning Fees

H-10 Action 2 Encourage housing projects targeted to senior households by identifying

incentives for senior housing development, in conjunction with H-6 Action 5.

Time Frame: 2004
Responsibility: Development Services
Funding Source: City General Fund

H-10 Action 3 Work with other jurisdictions to assess homeless needs and develop plans to address homelessness that may occur.

Time Frame: on-going
Responsibility: Development Services
Funding Source: CDBG and HOME Funds (when available)

H-10 Action 4 Work with the Sacramento Housing and Redevelopment Agency to provide emergency shelters and other support services that address homelessness at a regional level.

Time Frame: on-going
Responsibility: Development Services
Funding Source: CDBG and HOME Funds

H-10 Action 5 Procure funding sources (e.g., CDBG, HOME) to help finance the City's fair share of homeless and other special needs housing and services.

Time Frame: on-going
Responsibility: Development Services
Funding Source: CDBG and HOME Funds

H-10 Action 6 Provide assistance to emergency shelter facilities for the homeless population, including alcohol and drug recovery programs, through the County Department of Human Assistance (DHA) and non-profit services providers.

Time Frame: on-going
Responsibility: Development Services
Funding Source: CDBG and HOME Funds

H-10 Action 7 Support the creation and operation of transitional housing programs operated by Sacramento Housing and Redevelopment Agency and other non-profit housing groups.

Time Frame: on-going
Responsibility: Development Services
Funding Source: CDBG and HOME Funds

H-10 Action 8 Identify sources of decent, suitable, and affordable shelter for homeless individuals and families sufficient to meet the City's identified needs.

Time Frame: 2004/on-going
Responsibility: Development Services
Funding Source: CDBG and HOME Funds

H-11 Policy Assist very low and low-income households in locating affordable housing and finding sources of assistance with housing payments and rent.

H-11 Action 1 Develop and distribute housing resource materials, including location of existing and planned affordable housing and housing assistance programs.

Time Frame: 2004/on-going
Responsibility: Development Services
Funding Source: City General Fund

H-12 Policy Encourage the development of a variety of housing in order to maintain a diverse housing stock intended for all levels of income.

H-12 Action 1 In addition to supporting affordable housing development as indicated by Goals 1 and 2 of this element, also encourage a diverse blend of housing options to promote the retention of households through the development of move-up housing for first-time homebuyers.

Time Frame: on-going
Responsibility: Development Services
Funding Source: City General Fund

Housing Goal 3: Identify and, where appropriate, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and special needs groups

GUIDING POLICY: Removal of governmental constraints

H-13 Policy Perform a comprehensive review of the Zoning Ordinance and other regulations, as may be deemed necessary, to ensure that the City's policies and regulations do not inappropriately constrain housing development and affordability.

Time Frame: 2003/2004
Responsibility: Development Services

Funding Source: City General Fund

H-13 Action 1 Review and revise the Zoning Ordinance to incorporate changes to the development standards that would accommodate and encourage a variety of affordable housing development types, including multifamily, low income housing, and to identify incentives to be offered in association with density bonuses. Modifications may include reduced requirements for a Special Planning Area (SPA) including an affordable housing component and changes to curb, gutter, and sidewalk requirements, setbacks, and lot coverage.

Time Frame: 2002/2003
Responsibility: Development Services
Funding Source: City General Fund

H-13 Action 2 Prepared and adopt design guidelines, in a manner that does not unduly impact the cost and supply of housing, to ensure multifamily and infill development is compatible with surrounding uses and to reduce the potential for opposition to market-rate and affordable multi-family housing projects. Multifamily residential design guidelines shall require the following features:

i. Sufficient outdoor privacy for each unit (e.g., patios, decks)
ii. Parking away from the primary access street screened with landscaping
iii. Assurance of proper site and building maintenance
iv. Pitched and varied rooflines
v. Functional and accessible interior site open space
vi. Recreational areas for children
vii. Easily identifiable and sheltered entrances to units
viii. Energy efficient design
ix. On-site management, (if rental complex)
x. Design that discourages features such as large blank walls and monotonous color schemes.
xi. Public safety

Time Frame: 2003
Responsibility: Development Services
Funding Source: City General Fund

H-13 Action 3 Amend the Zoning Ordinance to establish clear locational and development standards and to establish a streamlined review and approval procedures for emergency shelters, and transitional housing projects satisfying the adopted standards.

Time Frame: 2004
Responsibility: Development Services
Funding Source: City General Fund

H-13 Action 4 Review the appropriateness of reducing, waiving, and/or deferring fees for units affordable to very low and low income households, including second dwelling units, senior housing, and apartment units, and housing for special needs groups, including agricultural employees, emergency/transitional housing, and housing for persons with disabilities, and take subsequent action, as appropriate, based upon this review to make the development of such units more financially feasible.

Time Frame: 2004
Responsibility: Development Services
Funding Source: City General Fund, Very Low Income Housing Trusty Fund, Affordable Housing Trust Fund

H-13 Action 5 Periodically analyze and determine whether there are constraints on the development, maintenance and improvement of housing intended for persons with disabilities, consistent with Senate Bill 520 enacted January 1, 2002. The analysis will include an evaluation of existing land use controls, permit and processing procedures, zoning and building codes. If any constraints are found in these areas, the City will initiate actions to address these constraints, including removing the constraints or providing reasonable accommodation for housing intended for persons with disabilities. The City will adopt a reasonable accommodation procedure that is

consistent with the requirements of Senate Bill 520.

Time Frame: The City will conduct an evaluation and develop a reasonable accommodation procedure by January 2005 and if any constraints are found, the City will take subsequent actions within six months of the completion of the evaluation. This evaluation will be conducted on an annual basis.
Responsibility: Development Services, Planning Commission, City Council.
Funding Source: General Funds.

H-14 Policy Establish a streamlined review process for low and very low-income housing development and special needs housing.

H-14 Action 1 Create or designate a staff position as housing coordinator to guide housing development projects though the planning process and implement housing-related programs and policy initiatives.

Time Frame: 2003/2004
Responsibility: Development Services
Funding Source: City General Fund

H-14 Action 2 Develop an affordable housing program that identifies resources available through the City, incentives for providing affordable housing, and a process by which financial resources will be allocated and incentives granted for developments providing housing that is affordable or serves the special needs populations. Actions described under Policy H-14 shall be incorporated into the affordable housing program.

Time Frame: 2003/2004
Responsibility: Development Services
Funding Source: City General Fund

H-14 Action 3 Establish Affordable Housing Permit process as an administrative process for Planning Director review and approval of affordable and multifamily housing developments. The Affordable Housing Permit process shall be applicable to development of 150 units or less and shall require consistency with design guidelines (See H-3 Action 1).

Time Frame: 2004
Responsibility: Development Services
Funding Source: City General Fund

H-14 Action 4 The Affordable Housing Permit process identified in H-14 Action 3 shall include a component for Planning Director review and approval of emergency and transitional housing facilities. The Affordable Housing Permit process shall be applicable to emergency or transitional housing development not exceeding 20 units (or 40 beds) and shall require consistency with design guidelines (See Action 3-1b. Prior to issuance of the permit, a Public Hearing shall be held before the Planning Commission for public comment on the project and its design.

Time Frame: 2004
Responsibility: Development Services
Funding Source: City General Fund

H-14 Action 5 Continue to conduct interdepartmental coordination meetings to coordinate the early review of development projects and address policy concerns.

Time Frame: on-going
Responsibility: Development Services
Funding Source: City General Fund, Planning and Building Fees

H-15 Policy Encourage creative and flexible design for residential developments.

H-15 Action 1 Encourage more creative and flexibly designed projects with an affordable housing component by providing a fee waiver and allow flexibility in development requirements, such as in the Special Planning Area process or similar type of plan, for affordable housing.

Time Frame: on-going
Responsibility: Development Services
Funding Source: City General Fund

H-16 Policy Provide consistent and predictable policy direction for residential project applicants in the development and design standards and decision-making process.

H-16 Action 1 Develop summary information handouts for residential developers to explain applicable Zoning Ordinance and General Plan requirements. Provide specific examples of projects

meeting these requirements. Train staff in the residential project review process to ensure consistency in the application of all City standards.

Time Frame: 2003/2004
Responsibility: Development Services
Funding Source: City General Fund

H-17 Policy Review the Housing Element to determine the appropriateness of the document to current conditions.

H-17 Action 1 Annually review the Housing Element to determine the effectiveness of the element and its consistency with the General Plan, as part of the annual review required by Government Code Section 65400. Report to the Planning Commission and City Council the findings of this review and suggest changes if needed.

Time Frame: on-going
Responsibility: Development Services
Funding Source: City General Fund

Housing Goal 4: Conserve and improve the condition of existing affordable housing stock

GUIDING POLICY: Conserve and Improve Affordable Housing Stock

H-18 Policy Ensure that affordable housing stock is maintained in good, safe, and decent condition.

H-18 Action 1 Develop an Owner Occupied Housing Rehabilitation Program in order to assist very low and low income households occupying housing in need of repair. This program shall not be used to provide for general, regular maintenance of the dwelling, but for repairs that are not economically feasible to the homeowner due to the high cost of the repair or economic situation of the homeowner.

Time Frame: 2003/2004
Responsibility: Development Services
Funding Source: City General Fund, CDBG and HOME Funds

H-18 Action 2 Provide a brochure on housing conservation and utility assistance programs directed at assisting residents in the very low, low, and moderate income categories.

Time Frame: 2003/2004
Responsibility: Development Services
Funding Source: City General Fund

H-18 Action 3 Fund a Senior Housing Emergency Repair Program.

Time Frame: 2003/2004
Responsibility: Development Services
Funding Source: CDBG and HOME Grants

H-18 Action 4 Perform a bi-annual review of City neighborhoods to identify areas that appear to be in decline and provide information on available housing rehabilitation programs to neighborhood residents.

Time Frame: 2004, 2006, 2008
Responsibility: Development Services
Funding Source: CDBG Funds

H-18 Action 5 Investigate the feasibility of establishing a rental inspection program.

Time Frame: 2003
Responsibility: Development Services
Funding Source: City General Fund, CDBG Funds

H-18 Action 6 Continue to carry out Neighborhood Preservation activities as a means to ensure the quality of the housing stock and residential neighborhoods.

Time Frame: on-going
Responsibility: Development Services
Funding Source: CDBG and HOME Funds

H-18 Action 7 Remove unsafe or dilapidated housing through the Neighborhood Preservation Program.

Time Frame: on-going
Responsibility: Development Services
Funding Source: CDBG and HOME Funds

H-18 Action 8 Utilize available mechanisms that prohibit tax deductions for owners of substandard rental units cited for code violations.

Time Frame: on-going
Responsibility: Development Services
Funding Source: City General Fund

H-19 Policy Maintain and improve affordable neighborhoods.

H-19 Action 1 Develop and implement an infrastructure preservation program to ensure that infrastructure facilities are adequately maintained and do not contribute to the deterioration of neighborhoods.

Time Frame: 2004/2005
Responsibility: Development Services
Funding Source: City General Fund,

H-20 Policy Ensure the retention of mobile home parks.

H-20 Action 1 Explore implementing the state-funded Mobile Home Park Assistance Program (MPAP) which assists low-income mobile home park tenants acquire tenant ownership of their park.

Time Frame: 2004/2005
Responsibility: Development Services
Funding Source: City General Fund

H-20 Action 2 Provide programs to preserve or offer replacement housing to mobile home park tenants if the mobile home park is demolished or otherwise removed from the housing stock.

Time Frame: on-going
Responsibility: Development Services
Funding Source: CDBG and HOME Funds

H-21 Policy Monitor the conversion of rental housing to condominiums to retain the supply of rental housing.

Time Frame: on-going
Responsibility: Development Services
Funding Source: City General Fund

H-21 Action 1 Monitor and evaluate the conversion of rental housing units to condominiums in order to assist in amending of the land use plan to provide for additional multifamily areas if necessary.

Time Frame: on-going
Responsibility: Development Services
Funding Source: City General Fund

H-21 Action 2 Develop and adopt requirements for proposals requesting conversion of rental units to for-sale ownership units. Requirements and evaluation factors shall include a minimum rental vacancy rate, (the vacancy rate shall be determined through an annual market-rate rental survey), maximum number of units allowed to convert annually, relocation assistance to tenants, and affordability of units.

Time Frame: on-going
Responsibility: Development Services
Funding Source: City General Fund

Housing Goal 5: Promote housing opportunities for all persons, regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability

GUIDING POLICY: Housing opportunities for all persons

H-22 Policy Prohibit discrimination in the sale or rental of housing to anyone on the basis of race, color, ancestry, national origin, religion, disability, sex, familial status, marital status, or other such arbitrary factors.

H-22 Action 1 Carry out any necessary actions to address impediments to fair housing choice.

Time Frame: on-going
Responsibility: Development Services
Funding Source: City General Fund

H-22 Action 2 Comply with federal and state anti-discrimination laws.

Time Frame: on-going
Responsibility: Development Services
Funding Source: City General Fund

H-22 Action 3 Promptly address complaints of discrimination in the sale, rent, and development of housing. The City shall develop a procedure to refer complaints of discrimination to the appropriate authority.

Time Frame: on-going
Responsibility: Development Services
Funding Source: City General Fund

H-22 Action 4 Encourage developers to provide amenities for single heads of households, the disabled, and senior citizens. These could include the provision of childcare centers, wheelchair access, and the addition of a clubhouse or other recreational facility.

Time Frame: on-going
Responsibility: Development Services

Funding Source: City General Fund, Planning and Building Fees

H-22 Action 5 The City will provide informational brochures on fair housing practices and the City's anti-discrimination procedures. Brochures will be displayed at City libraries, City offices and on the City web-site.

Time Frame: Develop brochure and display by July 2004
Responsibility: Development Services
Funding Source: City General Fund

Housing Goal 6: Preserve assisted (subsidized) housing developments for lower income households

GUIDING POLICY: Preserve assisted housing

H-23 Policy Preserve existing affordable housing developments at risk of converting to market rate.

H-23 Action 1 Establish an bi-annual monitoring program to identify assisted housing units at risk of losing their affordability subsidies or requirements.

Time Frame: bi- annually
Responsibility: Development Services
Funding Source: City General Fund

H-23 Action 2 Work with federal, state, nonprofit housing organizations, and Sacramento Housing and Redevelopment Agency that function to purchase or fund the purchase of subsidized, at-risk complexes that the owner wishes to convert to market rate.

Time Frame: on-going
Responsibility: Development Services
Funding Source: City General Fund

H-23 Action 3 Establish a program to preserve affordable housing at risk of converting to market rate through a program that includes notification to owners and tenants and participation in federal, state, and local (SHRA) preservation programs.

Time Frame: when necessary
Responsibility: Development Services
Funding Source: City General Fund

H-23 Action 4 Participate with the California Housing Finance Agency, developers using mortgage revenue bond allocations, and lending institutions to preserve, and/or replace subsidies for federally assisted housing with expiring Section 8 subsidies.

Time Frame: when necessary
Responsibility: Development Services
Funding Source: City General Fund

2. SUMMARY OF HOUSING NEEDS

Regional Housing Needs Allocation

The Sacramento Area Council of Governments (SACOG) in its Final Regional Housing Needs Plan for the SACOG Region September 20, 2001, projected a Regional Housing Needs Allocation (RHNA) requirement for the City of Elk Grove of 3,509 very low income units, 2,316 low income units, 2,606 moderate income units, and 4,568 above moderate income units. Table 1-1 below depicts a summary of SACOG's needs determination for the City, affordable units accomplished to date, and quantified objectives over the planning period. Additional information regarding the City's housing needs and the RHNA is included in Section 5 Housing Market Analysis.

Table 1-1
Regional Housing Needs Allocation

Income Category	RHNA 2000-2007	Progress through May 2003*	Remaining RHNA Allocation
Very Low	3,509	129	3,380
Low	2,316	151	2,165
Moderate	2,606	304	2,302
Subtotal Affordable Units	**8,431**	**584**	**7,847**
Above Moderate	4,568	2,282	2,304
Total	**12,999**	**2,866**	**10,151**

Source: SACOG Regional Housing Needs Plan; City of Elk Grove
Note: *Progress through May 2003 by income level was determined using known affordable housing development that has occurred since 2000 (e.g., Village Crossing apartments) and March 2002 data regarding sales price of newly constructed homes. Determination of affordability for newly constructed units is based on the sale price of the unit and the affordable

owner housing cost based on the Area Median Income (AMI) for four person households in 2000 and 2001.

3. QUANTIFIED HOUSING OBJECTIVES

Quantified housing objectives are provided in Table 1-2 for the new construction (new units), rehabilitation (existing units), and preservation (at-risk units) of affordable and special needs housing units as a result of implementation of the actions set forth in the Goals, Policies, and Actions section of this element.

During the 2002 through 2007 planning period, the actions identified by the City will assist in the construction of 410 very low, 780 low, and 515 moderate income units, as well as 40 special needs units. In addition to new construction units, 55 very low, 55 low, and 60 moderate income housing units are anticipated to be rehabilitated during the planning period.

Table 1-2
Quantified Objectives: 2000 - 2007

Implementation Program[1]	Very Low	Low	Moderate	TOTAL
New Construction				
H-2 Action 2	0	10	10	20
H-4 Action 2	150	150	300	500
H-5 Action 1	20	20	0	40
H-6 Action 1	200	500	150	850
H-6 Action 3	0	10	0	10
H-7 Action 1	0	20	0	20
H-7 Action 2	15	15	15	45
H-7 Action 3	5	15	0	20
H-13 Action 5	20	40	40	100
Subtotal	*410*	*780*	*515*	*1,605*
H-10 Action 5	Special Needs			20
H-13 Action 4	Special Needs			20
Subtotal	*0*	*0*	*0*	*40*
Rehabilitation				
H-15 Action 1	15	15	0	30
H-15 Action 3	20	20	0	40
H-15 Action 5	20	20	60	100
Subtotal	*55*	*55*	*60*	*170*
Preservation				
No affordable units are anticipated to be at-risk during the 2002 – 2007 planning period.				
Total from City's Implementation Programs	***465***	***835***	***575***	***1,815***
Housing Choice Vouchers (SHRA)[2]	***248***	***0***	***0***	***248***
Private Developer Activity[3]	***0***	***0***	***700***	***700***
TOTAL	***713***	***835***	***1,275***	***2,763***

[1] Totals for each implementation program are based on the total funding amount anticipated during the planning period and estimates of the City's costs to assist in the provision of affordable units

[2] Anticipates that Housing Choice Vouchers (HCVs) will continue to be provided on an annual basis by SHRA at a consistent annual rate; Elk Grove does not have a Housing Authority or other agency to provide HCVs to residents

[3] Anticipates that private, market rate development will continue to occur in the City at a rate similar to that observed since the City's inception.

4. HOUSING NEEDS ASSESSMENT

Demographic and socioeconomic variables such as population, household characteristics, and housing stock conditions must be analyzed in order to adequately determine the present and future housing needs of the City of Elk Grove.

The following data is taken from the 1990 and 2000 Census Reports, the State Department of Finance, Sacramento Area Council of Governments (SACOG), various City documents, and other sources. Since the 2000 Census data was not aggregated for the City of Elk Grove boundaries, the 1990 and 2000 figures taken from Census data were based on tabulating data most representative of the City of Elk Grove boundaries.

POPULATION CHARACTISTICS

In the ten years prior to the incorporation of the City of Elk Grove in July 2000, the population increased by 70.5 percent, which equals a 7.0 percent average annual increase. This area began to rapidly develop as a result of an increase in jobs to the Sacramento County region and the availability of land outside the downtown Sacramento area. Projections from SACOG provide population estimates to 2015 and show a gradual increase of 4 to 6 percent per year as shown in **Table 1-3**. Based on the SACOG projections, the population is projected to increase by 25,445 persons between 2000 and 2005, or an increase of 35 percent. Additionally, the population is projected to increase by another 25

percent between 2005 and 2010 or an approximate increase of 24,490 persons.

Table 1- 3
Population Trends

Year	Population	Change	% Change	Annual % Change
1990	42,626			
2000	72,665	30,039	70.5%	7.0%
2005	98,110	25,445	35.0%	6.7%
2010	122,600	24,490	25.0%	5.0%
2015	149,430	26,830	21.9%	4.4%

Source: 1990 Census, 2000 Census, and SACOG Projections

Population by Age

The City of Elk Grove has a younger overall population than Sacramento County as a whole. The median age for the City is 32.2 years of age as compared to the median age for the County of Sacramento, which is 33.8 years. In the City of Elk Grove children (age 14 and under) account for 27.1 percent of the total population, compared with 23.7 percent for Sacramento County. The City of Elk Grove and the County both have a majority of their population under the age of 55. The 55 and over age group accounts for only 12.9 percent of the total City's population; whereas, persons 55 and older make up 18.9 percent of the County's population.

The largest age group for the City of Elk Grove is 35 to 44 years, which represents 20.0 percent of the total City population, compared with 16.3 percent for Sacramento County. Generally, persons aged 25 to 44 are considered to be in the family-forming age group. This family-forming age group represents 34.1 percent of the population, in the City compared to 31 percent of Sacramento County. The above age characteristics demonstrate that City of Elk Grove's housing needs will vary from those of Sacramento County as a whole. The largest disparity or percentage difference is in the children under 14 years of age group, the City equaling 27.1 percent and the County equaling 23.2 percent, and that of family forming age group (i.e., 25-44 years of age), which includes large family households, single-parent households, and households headed by a female.

Table 1-4 shows the age characteristics for Sacramento County and **Table 1-5** shows the age characteristics for the City of Elk Grove for the 2000 Census.

Table 1- 4
Sacramento County Population by Age

Age Group	Number	Percentage
Under 5 years	88,922	7.3%
5 to 9 years	99,028	8.1%
10 to 14	95,316	7.8%
15 to 19	87,895	7.2%
20 to 24	82,218	6.7%
25 to 34	179,839	14.7%
35 to 44	199,003	16.3%
45 to 54	160,742	13.1%
55 to 59	52,353	4.3%
60 to 64	42,308	3.5%
65 to 74	71,092	5.8%
75 to 84	49,266	4.0%
85 year and over	15,517	1.3%
Median Age	33.8	

Source: 2000 Census

Table 1-5
City of Elk Grove Age Population by Age

Age Groups	Number	Percent
Under 5 Years	6,187	8.5%
5 to 9 Years	6,868	9.5%
10 to 14 Years	6,637	9.1%
15 to 19 Years	5,611	7.7%
20 to 24 Years	3,188	4.4%
25 to 34 Years	10,222	14.1%
35 to 44 Years	14,535	20.0%
45 to 54 Years	10,069	13.9%
55 to 59 Years	2,686	3.7%
60 to 64 Years	1,986	2.7%
65 to 74 Years	2,735	3.8%
75 to 84 Years	1,461	2.0%
85 Years and Over	480	0.7%
Median Age	32.2	

Source: 2000 Census

Population by Race and Ethnicity

According to the 2000 Census, the largest ethnic group in Elk Grove was White, representing 65.5 percent of the City's total population. Whites also represent the County of Sacramento's largest ethnic group, making up 64 percent of the County's total population. Asians, which include Chinese, Filipino, Japanese, Korean, Vietnamese and other Asian groups, make up the second largest ethnic group in the City and Sacramento County alike. The City of Elk Grove has a higher proportion of Asians, approximately 14.1 percent of the total population, compared with 11.0 percent

of the total population of Sacramento County. African Americans represent 10.0 percent of the County's population compared with only 7.2 percent for the City of Elk Grove.

Sacramento County Race characteristics are shown in **Table 1-6** and the City of Elk Grove Race characteristics are shown in **Table 1-7**, respectively.

Table 1-6
Sacramento County Population by Race

Race	Number	Percent
White	783,240	64.0
African American	121,804	10.0%
American Indian and Alaska Native	13,359	1.1%
Asian	134,899	11.0%
Native Hawaiian or Pacific Islander	7,264	0.6%
Other Race	91,541	7.5%
Two or more Races	71,392	5.8%
Total	**1,223,499**	**100%**

Source: U.S. Census Bureau, Census 2000

Table 1- 7
City of Elk Grove Population by Race

Race	Number	Percent
White	47,615	65.5%
African American	5,256	7.2%
American Indian and Alaska Native	550	0.8%
Asian	10,228	14.1%
Native Hawaiian or Other Pacific Islander	254	0.3%
Other Race	4,039	5.6%
Two or more Races	4,723	6.5%
Total	**72,665**	**100.0%**

Source: 2000 Census

EMPLOYMENT CHARACTERISTICS

The work force in the Sacramento metropolitan area encompasses professional, technical, production, transportation, and service occupations. The region's manufacturing sector has grown steadily since the late 1970's that was spurred by the expansion of high-technology industries. The major employers in Elk Grove and in the vicinity of the City represent a wide range of employment sectors and generally employ between 50 to over 1000 employees. Examples include:

Table 1- 8
City of Elk Grove Largest Employers

Employer	Employees
Elk Grove Unified School District	3,300
Kaiser Permanente	1,468
ALLDATA LLC.	400
Wal-Mart Stores	325
Florin Road Toyota	155
Lowe's Home Improvement Center	112
Costco	75
Valley Hi Country Club	65
Raley's Supermarket and Drug Center	55

Source: City of Elk Grove

In the 2000 Census, the majority of persons employed in Elk Grove worked in the Services sector with 10,972 persons or 37.9 percent. Government was the second largest industry sector with 3,300 persons.

Table 1- 9
Employment by Industry - Elk Grove CDP

Sector	2000	
	Number	Percent
Agriculture, Forestry, Fishing, Hunting, and Mining	201	0.7%
Construction	1,786	6.2%
Manufacturing	1,935	6.7%
Transportation and Public Facilities	1,669	5.8%
Wholesale Trade	1,170	4.0%
Information	1,010	3.5%
Retail Trade	3,300	11.4%
Finance, Insurance, Real Estate	2,436	8.4%
Services	10,972	37.9%
Government	4,441	15.4%

Source: 2000 Census

According to Sacramento Council of Governments (SACOG) projections, the City of Elk Grove had 11,147 jobs in 2000. Along with this, SACOG projects an annual job growth rate increase of 29,253 jobs between the years 2000 and 2025. As shown in **Table 1-10**, Elk Grove can expect high job growth for the next ten years with the number of new jobs added to the City slowly decreasing over the following years. However, SACOG's projections are based on the current General Plan that the City is operating under, the Sacramento County General Plan. The City's General Plan that under preparation, which includes this Housing Element, designates additional land for office development. Thus, the City anticipates it will have a higher job growth rate than what is currently projected by SACOG.

Table 1- 10
City of Elk Grove Jobs Projections

Year	Jobs	Percentage Change
2000	11,147	--
2005	20,585	84.7%
2010	28,018	36.1%
2015	34,460	23.0%
2020	38,203	10.9%
2025	40,400	5.8%

Source: SACOG, 2002

HOUSEHOLD CHARACTERISTICS

According to the 2000 Census, 23,766 households lived in the City of Elk Grove. Along with this, **Table 1-11** shows the SACOG household projections for Elk Grove over the next 20 years. According to SACOG, the City of Elk Grove will increase by 9,284 households between 2000 and 2005 and by 18,150 households between 2000 and 2010. This is a 76.4 percent increase between 2000 and 2010. In comparison, the population of Elk Grove is projected to increase by 49,935 persons (68.7 percent) over the same ten year span, which would indicate an increasing average household size.

Table 1- 11
Household Projections

Year	Households	Change	%Change	Annual % Change
2000	23,766			
2005	33,050	9,284	28.0%	5.6%
2010	41,916	8,866	21.2%	4.2%
2015	51,633	9,717	18.8%	3.8%
2020	57,955	6,322	10.9%	2.2%
2022	59,214	1,259	0.21%	.10%

Source: SACOG, 2001

Household Income

On average, the household incomes for Elk Grove are higher compared to household incomes for Sacramento County. According to the 2000 Census, the household median income for the Elk Grove CDP was $60,661 and $67,447 for the Laguna CDP[1]. Using a weighted average of the household income for the two CDPs would give a median household income of approximately $63,103 for the City of Elk Grove. For comparison, the median income in Sacramento County in the 2000 Census was $43,816. The median income for Elk Grove was 44 percent higher than Sacramento County.

The federal Department of Housing and Urban Development (HUD) publishes household income data annually for areas in the entire United States. **Table 1-12** shows the maximum annual income level for each income group adjusted for household size for Sacramento County. The maximum annual income data is then utilized to calculate the maximum affordable housing payments for different households (varying by income level) and their eligibility for federal housing assistance.

Table 1- 12
Maximum Household Income Level By Household Size

Household Size	Maximum Income Level			
	Very Low	Low	Median	Moderate
1-Person	$20,050	$32,100	$40,100	$48,150
2-Person	$22,900	$36,650	$45,850	$55,000
3-Person	$25,800	$41,250	$51,550	$61,900
4-Person	$28,650	$45,850	$57,300	$68,750
5-Person	$30,950	$49,500	$61,900	$74,250
6-Person	$33,250	$53,150	$66,450	$79,750
7-Person	$35,550	$56,850	$71,050	$85,250

Source: Department of Housing and Community Development, Division of Housing Policy Development, January 2002

Household Size

The average household size for Elk Grove is 3.07 persons per household versus 2.64 persons per household for Sacramento County. **Table 1-13** displays the household size, number of households and percentage of each household size within the City of Elk Grove.

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[1] The City of Elk Grove is not represented in the 2000 Census using the current City boundary; therefore the Elk Grove CDP and Laguna CDP are used to determine the median household income and adjusted according to the proportion each CDP represents of the City.

Table 1- 13
Household Size

Household Size	Number of Households	Percentage
1 person	3,349	14.1%
2 person	6,876	28.9%
3 person	4,856	20.4%
4 person	5,065	21.3%
5 person	2,235	9.4%
6 person	897	3.8%
7+ person	488	2.1%
Total	23,766	100.0%
Average Household Size		**3.07**

Source: 2000 Census

Household Type

A large proportion of households in Elk Grove are family households (82 percent) as compared to non-family households. For comparison, 66 percent of households in Sacramento County are family households. A summary of Elk Grove household characteristics is provided in **Table 1- 14**.

Table 1- 14
Household Characteristics

Household Type	Number	Percent
Total Households	23,766	100.0%
Family Households	19,410	81.7%
Married Couple Households	15,644	80.6%
Female Householder, no husband present	2,675	13.8%
Male Householder no wife present	1,091	5.6%
Non-Family Household	4,356	18.3%
Householder living alone	3,349	76.9%
Householder = 65 years old	836	19.2%
Households with Individuals < 18 years old	12,292	51.7%
Households with Individuals > 65 years old	3,240	13.6%

Source: 2000 Census

Household Tenure

As is shown in **Table 1-15** below, the majority of households in Elk Grove are owner occupied (84.5 percent). The renter rate in Elk Grove, 15.5 percent, is much less than Sacramento County as a whole, which has 41.8 percent renter households.

Table 1- 15
Household Tenure

	Elk Grove		Sacramento County	
Occupied Housing Units	23,766	100.0%	453,602	100.0%
Owner Occupied	20,072	84.5%	263,819	58.2%
Renter Occupied	3,694	15.5%	189,783	41.8%

Source: 2000 Census

Overcrowded Households

Overcrowding is defined as a situation where there is more than one person per room in an occupied housing unit. Overcrowding can result from a low supply of affordable and adequate housing. Households that are unable to afford larger housing units may be forced to rent or purchase housing that is too small to meet their needs. According to the 1990 Census, 2.7 percent of households in Elk Grove were overcrowded and 1.3 percent of households were severely overcrowded. By the 2000 Census, there were 924 households living in overcrowded situations in the City, which equates to approximately 3.9 percent of the households. As a comparison, 4.4 percent of households in Sacramento County were overcrowded and 4.1 percent of households were severely overcrowded in 2000. As **Table 1-16** shows, the level of overcrowding is highest among renter occupied housing units. However, the proportion of overcrowded households has declined since the 1990 Census, especially severely overcrowded renter households, which has declined by 45 households.

Table 1- 16
Overcrowded Households

Type	Overcrowded (1.01-1.50 persons per room)		Severely Overcrowded (1.50+ persons per room)	
	Number	Percent	Number	Percent
1990				
Owner	198	1.8%	61	0.6%
Renter	173	6.6%	115	4.4%
TOTAL	**371**	**2.7%**	**176**	**1.3%**
2000				
Owner	472	2.3%	211	1.1%
Renter	171	4.6%	70	1.9%
TOTAL	**643**	**2.7%**	**281**	**1.2%**

Source: 1990, 2000 Census

HOUSING STOCK CHARACTERISTICS

Existing Housing Characteristics and Conditions

Historic Residential Construction Trends

According to the City of Elk Grove Building Department, a total of 2,712 single-family homes have been permitted since incorporation in July 2000 up through April 2002. During that same period, 196 apartment units were constructed of which 67 units were market rate, 100 units were affordable to households with incomes below 50 percent AMI, and 29 units were affordable to households with incomes at or below 80 AMI. According to the 2000 Census, there were 24,310 housing units in the City. As of April 2002, the City had 27,218 housing units built or permitted.

The City of Elk Grove is growing rapidly and demands for additional residential units are expected over the coming years. A mixed affordable/market rate multi-family development, Terracina Park Meadows, has been approved, as well as many other single-family developments. Currently, the majority of construction is occurring in the East Elk Grove Specific Plan and East Franklin Specific Plan areas. Future residential development areas are anticipated to include the Laguna Ridge Specific Plan, which has been proposed but not approved at the time of this Housing Element's preparation.

Age of Housing Stock

The largest percentage of Elk Grove's housing stock, 43.6 percent, was built between 1989 and 2000 (see **Table 1-17**). Approximately 24.1 percent of Elk Grove's housing stock was built between 1980 and 1988. Almost 80 percent (78.4 percent) of the City's housing was built in the last twenty-two years.

TABLE 1-17.
AGE OF HOUSING

Year	Number	Percent	Accumulated Percent
1939 or earlier	316	1.2%	1.2%
1940-1949	292	1.1%	2.3%
1950-1959	583	2.1%	4.4%
1960-1969	1,070	3.9%	8.3%
1970-1979	3,622	13.3%	21.6%
1980-1988	6,564	24.1%	45.7%
1989-2000	11,863	43.6%	89.3%
2001-2002*	2,908	10.7%	100.0%
TOTAL	**27,218**	**100%**	

Source: 1990, 2000 Census
Note: Built or have building permits.*

The majority of the housing stock is owner-occupied, representing 85.7 percent of the total housing units built by 2000 (see **Figure 1-2**). The largest proportion, 35.0 percent, of renter-occupied housing units was built between 1989 and 2000.

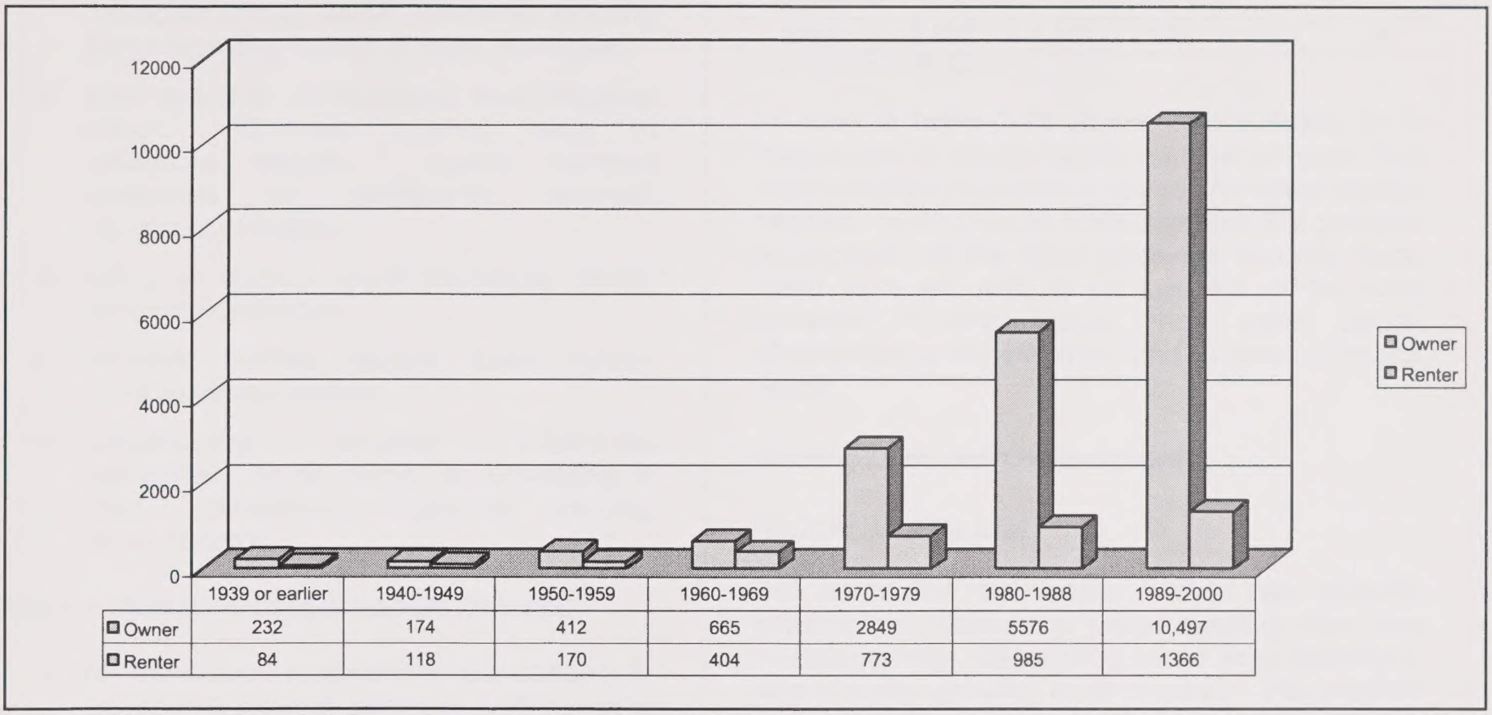
Condition of the Housing Stock

Substandard housing indices, without physical inspection, can generally be judged as overcrowded, units lacking complete plumbing, and units constructed before 1940 that have not had significant maintenance. According to the 1990 Census, all of the occupied housing units in Elk Grove had adequate plumbing facilities and only 1.2 percent were built before 1940.

In July 2001, the City of Elk Grove Planning Staff conducted a Housing Condition Survey to determine the condition of the City's housing stock. Out of approximately 25,000 existing housing units, 2,557 were surveyed. Neighborhoods constructed within the last ten years or areas that appeared to be in generally good condition were not surveyed. The survey areas were selected as a result of a drive-by survey of the entire City, which determined areas that appeared to exhibit signs of disrepair or the potential to need repair during the planning period of his Housing Element.

For the survey, seven scoring categories were used: foundation, structural elements, roofing, siding, windows and doors, landscaping, and accessory buildings. A total of four classes, sound, sound (minor repairs needed), deteriorated (moderate repairs required), and dilapidated (major repairs required), were used to describe the condition of housing units and the extent of rehabilitation needed. The housing condition survey was conducted for single-family houses, duplexes, multi-family developments, and mobile homes. The criteria for each class are listed below (see **Table 1-19**).

Figure 1-2
Age of Housing by Tenure



	1939 or earlier	1940-1949	1950-1959	1960-1969	1970-1979	1980-1988	1989-2000
☐ Owner	232	174	412	665	2849	5576	10,497
☐ Renter	84	118	170	404	773	985	1366

Source: 1990 Census; City of Elk Grove; Sacramento County

Class 1 – Sound Condition

- Foundation is sound, intact and complete. Vent screens are in place. No substantial damage or wear is visible.
- All structural elements are sound and in good state of repair, including exterior walls, porches, overhead porch and shade structures, carports and other attached structures, and fences.
- Roofing and associated elements are in good repair. Little or no maintenance/repair required.
- Siding is in good shape, needs no repair and needs little or no paint.
- Windows and doors are intact and in good repair. Little or no damage.
- Landscaping is reasonably maintained.

Class 2 – Sound/Minor Repairs Required

- Foundation requires some repairs, but is generally intact. Screens may be damaged. Stem walls or block foundations may show minor damage.
- Structural elements showing some wear and require minor repairs, but are basically sound.
- Some roof shingles missing. Gutters slightly skewed. Minor repairs required, but roof is generally sound.
- Stucco showing minor cracks. Siding has minor surface damage, but is intact. Needs repainting.
- Windows and doors show some damage. Some screens are damaged or missing.
- Landscaping needs minor or major restoration. Some plants dead. Dead patches in lawn.

Class 3 – Deteriorated/Moderate Repairs Required

- Foundation is either partially missing or is in such condition that substantial portions must be replaced. May demonstrate sagging at floor line.

- Structural elements showing extensive wear, including porches with minor sagging, fences that are leaning, structure members (major wood elements) showing some cracking, railings or stairs damaged.
- Roof needs to be replaced. Roof structure intact. Chimney requires minor to moderate repairs. Gutter sections detached or significantly skewed. Downspouts missing.
- Siding or stucco needs moderate repair, patching and paint.
- Window frames require some repair. Multiple panes broken.
- Landscaping requires substantial restoration. Some debris accumulating in yard. Overgrown vegetation creating minor hazards.

Class 4 – Dilapidated/Major Repairs Required

- No foundation is present or foundation is in advanced state of disrepair and needs a completely new foundation.
- Major structural issues. Accessory structural elements showing major flaws such as leaning, load-bearing elements showing signs of cracking and wear that could result in structure failure. Fence sections are failing or are down. Conditions constitute a hazard to the public and/or residents.

TABLE 1-18.
PERCENTAGES OF CLASSIFICATION TYPES

Class	Units	Percentage
1	1,469	57.5%
2	936	36.6%
3	103	4.0%
4	49	1.9%
Total	**2,557**	**100%**

Source: City of Elk Grove

TABLE 1-19
CLASSIFICATION BY TYPE OF RESIDENTIAL UNIT

Type	Total Units	Class 1	Class 2	Class 3	Class 4
Single-family	2,051	1,220	712	79	40
Duplex	103	28	68	5	2
Multi-family	400	218	156	19	7
Mobile Home	3	3	0	0	0
Total	**2,557**	**1,469**	**936**	**103**	**49**

Source: City of Elk Grove

As seen in **Table 1-18** above and in **Table 1-19**, there were a much higher number of units that were classified as sound or sound with minor repairs needed, making up 57.5 percent and 36.6 percent respectively of the total surveyed housing stock. There were 49 units, or 1.9 percent of the total surveyed housing stock, that were clearly dilapidated or deteriorated and in need of major repair.

Housing Costs and Overpayment

For Sale Housing Cost

The residential real estate market has recently enjoyed an increase in prices resulting from low mortgage rates, decreasing home sales inventory, and steadily growing labor market. The median sales price for a home in Elk Grove was $230,500 during the fourth quarter of 2001 as reported by the California Association of Realtors. According to MetroScan, the median sales price for a home in the City was $241,500 in July 2002. This follows the current increasing sale price trend in the Sacramento area real estate market.

Table 1- 20
Median Housing Sales Price – Elk Grove

Number of Bedrooms	New Home	Resale Home
2	$212,990	$194,975
3	$229,490	$287,330
4	$270,749	$278,000
5	$274,990	$319,750
6	$345,450	$485,000
Overall Median	$241,500	

Source: California Association of Realtors, February 2002; MetroScan, July 2002

As shown in **Table 1-21**, median housing prices for Sacramento County have not continually increased over the past 10 years. However, the prices for homes increased significantly in the past two years in comparison to previous years.

Table 1- 21
Historic Median Sales Price for Single-family Homes in Sacramento County

Year	Median Sales Price	Percentage Change
2001	$174,950	16.5%
2000	$146,000	11.0%
1999	$130,000	5.0%
1998	$123,500	0.8%
1997	$122,500	3.7%
1996	$118,000	-2.5%
1995	$121,000	-6.6%
1994	$129,000	-1.9%
1993	$131,500	-0.4%
1992	$132,000	

Source: Sacramento Association of Realtors, 2002

Rental Housing Cost

According to a landlord survey conducted by RealFacts in the fourth quarter of 2001, the average rent for apartments of all types in the Sacramento metropolitan region was $843 per month. The current average rental price for one, two, and three bedroom apartments in Elk Grove is shown in **Table 1-22**.

Table 1- 22
Elk Grove Rental Costs

Bedroom Type	Median Gross Rent
1 bedroom	$858
2 bedroom	$1,080
3 bedroom	$1,295

Source: Springstreet.com, July 2002

Overpayment

Generally, overpayment compares the total shelter cost for a household to the ability of that household to pay. Specifically, overpayment is defined as monthly shelter costs in excess of 30 percent of a household's income. Shelter cost is defined as the monthly owner costs (mortgages, deed of trust, contracts to purchase or similar debts on the property and taxes, insurance on the property, and utilities) or the gross rent (contract rent plus the estimated average monthly cost of utilities).

According to the 2000 Census, 29.4 percent of the owner households and 33.7percent of the renter households in the City are overpaying for housing. As shown in **Table 1-23**, 32.0 percent of the occupied housing units in Elk Grove were overpaying for shelter in 1990. This proportion decreased slightly in the 2000 Census to 30.1 percent. . Approximately 64.4 percent of the owner, households, earning between $35,000 and $50,000 annually, were in overpayment situations in 2000, likely representing an increased difficulty of gaining entry-level single-family housing.

Table 1- 23
Total Households Overpaying by Income

Income	Housing Type				
	Owner		Renter		Total
	30%	35%	30%	35%	
1990					
Less than $10,000	4.4%	85.6%	3.4%	88.6%	90.9%
$10,000 to $19,999	11.7%	55.5%	0.0%	91.5%	75.5%
$20,000 to $34,999	10.2%	43.1%	18.4%	26.0%	50.1%
$35,000 to $49,999	26.4%	21.8%	9.3%	5.0%	41.5%
$50,000 and over	6.8%	5.8%	0.0%	0.0%	11.7%
Percent of Category	11.9%	18.8%	9.1%	28.7%	32.0%
Percent of Total Households	**30.7%**		**37.8%**		**32.0%**
2000					
Less than $10,000	0.0%	73.2%	0.0%	80.6%	76.7%
$10,000 to $19,999	6.9%	77.2%	8.7%	88.5%	89.5%
$20,000 to $34,999	5.6%	71.4%	17.6%	41.8%	70.0%
$35,000 to $49,999	23.7%	43.7%	14.0%	48.1%	55.5%
$50,000 and over	8.6%	6.3%	1.5%	0.0%	13.6%
Percent of Category	10.3%	19.0%	8.5%	23.0%	30.1%
Percent of Total Households	**29.4%**		**33.7%**		**30.1%**

Source: 1990, 2000 Census

Housing Affordability by Household Income

Tables 1-24 and 1-25 show the maximum rents and sales prices, respectively, that is affordable to very low, low, moderate, and above moderate-income households. Affordability is based on a household spending 30 percent or less of their total household income for shelter. Affordability is based on the maximum household income levels established by the Department of Housing and Community Development as shown previously in **Table 1-12**.

The median sales price for single-family homes in Elk Grove continue to rise. As of February 2002, the

median sales price for single-family homes in the City was $276,495. The maximum affordable sales price for a 4 person, very low-income household is $97,700. The maximum affordable sales price for a 4 person household in the low income group is $156,400, while the median sales price for a three bedroom existing home was $287,330 and 229,490 for a new home in February 2002. Therefore, the median sales price for single-family homes in Elk Grove are above the maximum sales price affordable for both very low- and low-income groups.

Table 1- 24
Affordable Renter Occupied Housing Costs

Income Group	Household Rent Levels			
	1-Person	**2-Person**	**3-Person**	**4-Person**
Very Low				
Monthly Rent	$418	$490	$516	$587
Monthly Income	$1,671	$1,908	$2,150	$2,388
Low				
Monthly Rent	$720	$833	$902	$1,017
Monthly Income	$2,675	$3,054	$3,438	$3,821
Moderate				
Monthly Rent	$1,121	$1,292	$1,419	$1,590
Monthly Income	$4,013	$4,583	$5,158	$5,729
Above Moderate				
Monthly Rent	> $1,121	> $1,292	> $1,419	> $1,590
Monthly Income	> $4,013	> $4,583	> $5,158	> $5,729

Source: 2002 Income Limits, Department of Housing and Community Development, January 2002

Note: Affordable housing costs for renter occupied households assume that 30% of gross household income, inclusive of a utility allowance, is applied toward rent. Assumed utility allowance for 1- and 2-person households is $83/month. Assumed utility allowance for 3- and 4-person households is $129/month.

Table 1- 25
Affordable Owner Occupied Housing Costs

Income Group	Household Sales Price			
	1-Person	**2-Person**	**3-Person**	**4-Person**
Very Low				
Max Sales Price	$68,300	$78,100	$88,000	$97,700
Income Limit	$20,050	$22,900	$25,800	$28,650
Low				
Max Sales Price	$109,400	$125,100	$140,700	$156,400
Income Limit	$32,100	$36,650	$41,250	$45,850
Moderate				
Max Sales Price	$164,200	$187,600	$211,200	$234,600
Income Limit	$48,150	$55,000	$61,900	$68,750
Above Moderate				
Max Sales Price	>$164,200	> $187,600	>$211,200	> $234,600
Income Limit	> $48,150	> $55,000	> $61,900	> $68,750

Source: 2002 Income Limits, Department of Housing and Community Development, January 2002; http://nt.mortgage101.com

Note: Affordable housing sales prices are based on the following assumed variables: 10% down payment, 30 year fixed rate mortgage at 7.0% annual interest rate. Assignment of 30% of gross household income to housing costs - to cover principal, interest, property taxes, homeowner's insurance and private mortgage insurance.

Housing Vacancy

Vacancy trends in housing are analyzed using a "vacancy rate" which established the relationship between housing supply and demand. For example, if the demand for housing is greater than the supply, then the vacancy rate is probably low and the price of housing will most likely increase. According to "Raising the Roof, California Housing Development Projections and Constraints, 1997-2020", the desirable vacancy rate in a community is considered to be 5 percent. Generally, when the vacancy rate drops below 5 percent, the demand for housing exceeds the supply of housing. Subsequently, prospective buyers and renters may experience an increase in housing costs.

According to the 2000 Census, the vacancy rate for Elk Grove was 2.2 percent. Specifically, vacancy rates were 0.9 percent for owner housing units and 4.3 percent for rental housing units. Generally, the vacancy rates for Elk Grove are low. The Sacramento metropolitan area had a 4.4 percent vacancy rate for rental housing units at the end of 2001. In addition, average rents for the Sacramento metropolitan area have increased 9.6

percent annually for the past four years. **Table 1-26** shows the vacancy rates by type of housing in Elk Grove.

Table 1- 26
Household Vacancy Status

	Elk Grove		Sacramento County	
Vacant Housing Units	544	100.0%	21,212	100.0%
For rent	175	32.2%	9,534	44.9%
For sale only	196	36.0%	3,875	18.3%
Rented or sold, not occupied	44	8.1%	1,770	8.3%
For seasonal, recreational, or occasional use	30	5.5%	1,621	7.6%
For migrant workers	1	0.2%	32	0.2%
Other vacant	98	18.0%	4,380	20.6%

Source: 2000 Census

FUTURE HOUSING NEEDS

The City of Elk Grove is expected to experience an annual population percentage increase of 7.0 percent between 2000 and 2005 and another 6.7 annual percent change between 2005 and 2010. The annual percentage change is expected to decrease after 2010 and continue to decrease through 2015. In addition, the job projections for Elk Grove are also expected to show large increases through 2010. Between 2000 and 2005 the City will need an additional 9,438 jobs, an approximate 84.7 percent increase over the current total to keep pace with its growing population. Additionally, the City will need another 7,433 jobs between 2005 and 2010, a 36.1 percent increase over the 2005 increase.

The City of Elk Grove had an annual average unemployment rate of 3.2 percent for 2001, compared with Sacramento County, which had an annual average unemployment rate of 4.2. Both the City of Elk Grove and the County of Sacramento experienced lower rates than the statewide unemployment average for California, which remained unchanged and is currently 6.4 percent. These rates are based on the Economic Development Department (EDD) 2001 Sub County Areas annual average.

The population of household groups with special needs (i.e., female headed households, seniors, etc.) will continue to increase through 2007. Single-parent households are projected to need the greatest amount of housing through 2007, requiring an additional 1,826 new households or an average of nearly 260 per year from 2000 to 2007, followed closely by large family households. Large family households will need an additional 1,718 households through 2007 or approximately 245 per year. However, with approximately 8o percent of the total housing in the City consisting of at least three bedrooms, there does not appear to be a housing shortage for large households in Elk Grove. Female-headed households with no husband present made up 12.6 percent of all households in the City of Elk Grove according to Census 2000 data. By the year 2007 female-headed households are estimated to need 1,424 additional units, or approximately 203 per year. The need for senior housing will also increase, with approximately 185 additional units needed through 2007. The agricultural sector is also expected to grow in Elk Grove, which will increase the need for housing for this sector. It is projected that approximately 38 new housing units will be required to sufficiently house Elk Grove's growing agricultural workforce.

Single-family home prices in Sacramento County have steadily continued to increase over the past five years and showed a sharp increase of approximately 16.5 percent between 2000 and 2001. As a consequence of higher home prices and large increases in the service and agricultural sectors (which have the lowest median income ranges of the workforce sector), the need for affordable housing allocation in Elk Grove will continue to increase through 2007.

The City has adequate infrastructure and can provide public services to all vacant land and available sites for multi-family and single-family developments with the exception of one multi-family parcel, which has a non-governmental constraint of being located within a 100-year flood zone. All potential single-family sites within the City are free of governmental and non-governmental constraints and have adequate infrastructure available for development.

SACOG's current Regional Housing Needs Plan (RHNP) schedule is from January 1, 2000, through July 1, 2007. Pursuant to the provisions of the RHNP and to adequately provide affordable housing for all income groups, specifically very-low to low

income groups, the City will need to identity sites for approximately 5,825 new affordable housing units (44.8 percent of all new housing units) through 2007. There are a maximum of 3,761 units available for multi-family development in the City. If these units were all reserved for very-low and low-income units, the City must provide 2,064 single-family sites available to very-low and low-income units to comply with the allocation targets established by SACOG's current RHNP.

Regional Housing Needs Allocation

A Regional Housing Needs Plan (RHNP) is mandated by the State of California (Government Code, Section 65584) for regions to address housing issues and needs based on future growth projections for the area. The RHNP is developed by the Sacramento Area Council of Governments (SACOG), and allocates to cities and counties their "fair share" of the regions projected housing needs. The RHNP allocates "fair share" needs based on household income groupings over the five-year planning period for each specific jurisdictions Housing Element. The RHNP, which covers a span of 7.5 years, also identifies and quantifies the existing housing needs for each jurisdiction.

The intent of the RHNP is to ensure that local jurisdictions address not only the needs of their immediate areas but also fill the housing needs for the entire region. Additionally, a major goal of the RHNP is to assure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population. The RHNP jurisdictional allocations are made to ensure that adequate sites and zoning are provided to address existing and anticipated housing demands during the planning period and that market forces are not inhibited in addressing the housing needs for all facets of a particular community. **Table 1-27** provides the Regional Housing Needs Allocation (RHNA) target for the planning period 2000 through 2007 (also referred to as "basic construction needs") for each of the four household income groups for the City of Elk Grove.

Table 1- 27
Elk Grove Area Regional Housing Needs Allocation for 2000-2007

Income Group	Existing 2000	Projected 2007	New Units Needed	
	#	#	#	%
Very Low	4,060	7,569	3,509	27.0%
Low	3,590	5,906	2,316	17.8%
Moderate	4,829	7,435	2,606	20.1%
Above Moderate	12,338	16,906	4,568	35.1%
TOTAL	**24,817**	**37,816**	**12,999**	**100.0%**

Source: SACOG Regional Housing Needs Plan; City of Elk Grove

Based on the above projections the City of Elk Grove will need to provide an additional 5,825 affordable housing units or 44.8 percent of all new housing units, through 2007, to people in the very low to low income groups to comply with SACOG's RHNP allocation targets for these income levels. In addition, the City will have to provide 7,174 housing units available to moderate and above-moderate income households. A total of 12,999 new housing units are anticipated to be needed by SACOG for the City of Elk Grove by 2007. Currently, the City has 2,908 housing units, both single-family and multifamily, built or permitted since the year 2000. Of these, 100 units were affordable to very-low income households and 29 units were affordable to low-income households. In addition, there are 13,210 residential dwellings approved in the City. These units are anticipated to be build by 2007. As a result of the building production since 2000 and currently approved projects, the City should meet and surpass their RHNA by 2007.

The City of Elk Grove currently has 23.0 acres zoned solely for multifamily residential development. Assuming an 80 percent holding capacity, the acreage would have capacity for 450 units available for multi-family development. In addition, there are 100.7 acres in the City in which the current zoning allows for multifamily units to be constructed in non-residential zoning designations, see **Table 1-32**. Therefore, the City has a total maximum potential 123.7 acres available for multi-family residential development resulting in 1,624 potential multifamily housing units.

The City has 2,892.12 acres of vacant land available for single-family home developments, of which 2,613.02 acres are located within specific plan and special planning areas. The current

designated single-family sites located inside a specific plan or special planning areas will provide a maximum of 12,614 housing units. The remaining 279.1 acres have a General Plan Designation of Low Density Residential and have a potential of 1,060 single-family housing units.

SPECIAL HOUSING NEEDS

Household groups with special needs include seniors, mentally and physically disabled persons, large family households, female-headed households, agricultural workers, and homeless persons. Households with special housing needs often have greater difficulty in finding decent and affordable housing. As a result, these households may experience a higher prevalence of overpaying, overcrowding, and other housing problems.

Senior Households

Senior households have special housing needs primarily resulting from physical disabilities and limitations, income, and health care costs. Additionally, senior households also have other needs to preserve their independence including protective services to maintain their health and safety, in-home support services to perform activities of daily living, conservators to assist with personal care and financial affairs, public administration assistance to manage and resolve estate issues and networks of care to provide a wide variety of services and daily assistance. According to the 2000 Census, 4,676 persons in Elk Grove are 65 years and older, as shown in **Table 1-28**, which accounts for 6.5 percent of the total population in the City.

Table 1- 28
Senior Population

Age of Seniors	Number	Percent
65 to 69 years	1,569	33.6%
70 to 74 years	1,166	24.9%
75 to 79 years	898	19.2%
80 to 84 years	563	12.0%
85 years and over	480	10.3%
Total Seniors	4,676	100.0%

Source: 2000 Census

In addition, 3,240 of the households in Elk Grove have a person 65 years or older living in the household which accounts for 13.6 percent of the households in the City. Of the senior households, approximately 89 percent are owner occupied and 11 percent are renter occupied as shown in **Table 1-29**.

Table 1- 29
Senior Householders by Tenure

Age	Number	Percentage
Renter Occupied		
65 to 74 years	133	47.0%
75 to 84 years	109	38.5%
85 years and over	41	14.5%
Total	283	11.4%
Owner Occupied Households		
65 to 74 years	1,419	64.5%
75 to 84 years	671	30.5%
85 years and over	110	5.0%
Total	2,200	88.6%
Total Households		
65 to 74 years	1,552	62.5%
75 to 84 years	780	31.4%
85 years and over	151	6.1%
Total Households with Senior Householder	2,483	100.0%

Source: 2000 Census

Senior Housing

A number of residential care homes for the elderly are located in Elk Grove which provide living assistance to persons 60 years of age and older. **Table 1-30** lists the residential care homes for the elderly located in zip codes 95624 and 95758, which include the City.

Table 1- 30
Residential Care Homes for the Elderly

Facility Name	Address	Capacity (persons)
Angel's Manor	8528 Sun Sprite Way	5
B.H. Grace Care Home	8956 Plaza Park Dr.	6
Briarwood Estate	9155 Quail Cove Dr.	6
Camelot Care Home #2	9237 Crosscourt Way	6
Caring Families – BV1	8712 Bray Vista Way	6
Caring Families – BV2	8716 Bray Vista Way	6
Caring Families – EGF	9308 Elk Grove-Florin Rd.	10
Corina Elderly Home	8840 Kelsey Dr.	6
Corina Elderly Home #2	9411 Skydome Ct.	6
Country Elegance, LLC	9489 Bradshaw Rd.	6
Eden House	9959 Jetmar Way	15
Eden House II	8956 Warmsprings St.	6
Elk Grove Guest Home #1	8700 Seckel Ct.	6
Elk Grove Guest Home II	8708 Seckel Ct.	6
Elk Grove Manor	8769 Valley Oak Ln.	6
Golden Valley Seniors	8661 Grismby Ct.	6
Golden Years Guest Home	8516 Foxberry Ct.	6
Golden Years Guest Home II	8786 Silverberry Ave.	6

Facility Name	Address	Capacity (persons)
Halstead Family Home	8728 Los Encantos Cir.	3
J.D. Tomblin Guest Home #2	8632 Diamond Oak Way	6
J.D. Tomblin Guest Home #3	9410 Hospenthal Way	6
J.R. Jones Guest Home	8604 Banff Vista Dr.	6
J.R. Jones Guest Home #3	8616 Banff Vista Dr.	6
J.R. Jones Guest Home #4	9189 Grove St.	6
J.R. Jones Guest Home #5	8657 Bangor Ct.	6
Laguna Creek Elderly Care	9490 Portlaw Way	4
Laguna Park RCFE	5721 Laguna Park Dr.	6
Laguna Star Home	8720 Laguna Star Dr.	6
Leak's Guest Home	9458 Hospenthal Way	6
Leak's Guest Home II	8624 Diamond Oak Way	6
Liberty's Home Care	6381 Laguna Mirage Ln.	2
Love & Care	8774 Kelsey Drive	6
Marriott Mapleridge of Laguna Creek	6727 Laguna Park Dr.	96
Muscan Home	9485 Portlaw Way	4
Palm Valley Care #2	8701 Milo Ct.	6
Palm Valley Care Facility	8700 Milo Ct.	6
Providence Care Home	8724 Elk Ridge Way	6
Rose Court	8609 Banff Vista Dr.	6
Shanti Residential Care Home	8956 Warmsprings St.	6
Sunrise Guest Home	8705 Great Ct.	6
Tabitha Home Care	9356 Soaring Oaks Dr.	6
Total Residential Care Homes for the Elderly		**337**

Source: State of California Community Care Licensing Division, March 7, 2002.

In addition to care homes, Renwick Square provides 150 assisted living units for persons 55 and over. Renwick Square is completely funded by the Low Income Housing Tax Credit (LIHTC) program and accepts Section 8 housing vouchers for all their housing units.

In conclusion, between 2000 and 2007 it is projected that Elk Grove will have approximately 2,272 additional seniors living in the City[2]. According to the Census 2000, the City had an average of 1.88 persons per senior household. Therefore, it can be calculated that the City will need approximately 1,209 additional housing units to accommodate seniors by the year 2007. This calculates into approximately 172 housing units per year or 9.3 percent of the Regional Housing Needs Allocation (RHNA) units.

Disabled Persons

According to the California Government Code, a "disability" includes, but is not limited to, any physical or mental disability as defined in Section 12926. A "mental disability" involves having any mental or psychological disorder or condition, such as mental retardation, organic brain syndrome, emotional or mental illness, or specific learning disabilities that limits a major life activity. A "physical disability" involves having any physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss that affects body systems including neurological, immunological, musculoskeletal, special sense organs, respiratory, speech organs, cardiovascular, reproductive, digestive, genitourinary, hemic and lymphatic, skin, and endocrine. In addition, a mental or physical disability limits a major life activity by making the achievement of major life activities difficult including physical, mental, and social activities and working.

Physical, mental, and/or developmental disabilities could prevent a person from working, restrict a persons' mobility, or make caring for oneself difficult. Therefore, disabled persons often require special housing needs related to potential limited earning capacity, the lack of accessible and affordable housing, and higher health costs associated with disabilities. Additionally, people with disabilities require a wide range of different housing, depending on the type and severity of their disability. Housing needs can range from institutional care facilities to facilities that support partial or full independence (i.e., group care homes). Supportive services such as daily living skills and employment assistance need to be integrated in the housing situation. The disabled person with a mobility limitation requires housing that is physically accessible. Examples of accessibility in housing include widened doorways and hallways, ramps, bathroom modifications (i.e., lowered countertops, grab bars, adjustable shower heads, etc.) and special sensory devices including smoke alarms and flashing lights.

The 1990 Census defined three types of disabilities including work disability, mobility limitation, and

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[2] Calculated from SACOG population projections from 2000 through 2007 of 4,994 additional persons per year and calculated from Census 2000 data showing 6.5 percent of the population is age 65 or over.

self-care limitation. A disability is defined as a mental, physical, or health condition that lasts over six months. According to the 1990 Census, 2,223 persons in Elk Grove had a work disability (7.3 percent of the working age population). Further, 1,182 persons had a mobility or self-care limitation in Elk Grove (3.9 percent of the working age population). According to 2000 Census information, approximately 8,763 persons in Elk Grove have a disability. Of the 5,906 persons with a disability ages 21 to 64 in the City, approximately 62.0 percent (3,662 persons) are employed. **Table 1-31** shows the total number o disabilities by age group. Many of these persons have more than one disability, which is the reason for a higher number of disabilities than disabled persons. The greatest proportion of disabilities are employment disabilities followed closely by physical disabilities which are most likely related to each other, meaning a person with a physical disability may not be able to work.

The City of Elk Grove incorporates the Federal Fair Housing Act, the California Fair Employment and Housing Act of 1964, and the Americans with Disabilities Act (ADA) as supported in Title 24 of the California Government Code, as a part of its building requirements. These three statues address the fair housing and building standards adhered to by the City, for persons with disabilities.

Table 1-31
Disability Type by Age

Disability	Number	Percent of Disabilities by Age
Total disabilities	15,298	100.0%
Total disabilities ages 5 to 15 years	691	4.5%
Sensory disability	68	9.8%
Physical disability	75	10.8%
Mental disability	468	67.7%
Self-care disability	81	11.7%
Total disabilities ages 16 to 64 years	11,157	72.9%
Sensory disability	759	6.8%
Physical disability	2,386	21.4%
Mental disability	1,180	10.6%
Self-care disability	510	4.6%
Go-outside-home disability	2,114	18.9%
Employment disability	4,208	37.7%
Total disabilities ages 65 years and over	3,440	22.5%
Sensory disability	592	17.2%
Physical disability	1,236	35.9%
Mental disability	509	14.8%
Self-care disability	298	8.7%
Go-outside-home disability	804	23.4%
Total Sensory disability	1,419	9.3%
Total Physical disability	3,697	24.2%
Total Mental disability	2,157	14.1%
Total Self-care disability	889	5.8%
Total Go-outside-home disability	2,918	19.1%
Total Employment disability	4,208	27.5%

Source: 2000 Census

An analysis of the City's codes and development procedures to identify any constraints to the development of housing for persons with disabilities was completed as a part of this Housing Element update. No specific constraints were identified, however the City does not have the processes to remove the governmental constraints to the development of disabled housing currently. Programs have been included in this Housing Element to monitor the City's development procedures and remove constraints if necessary.

In order to accommodate persons with disabilities, residential care facilities of six or less adults and eight or less children are allowed in the City's residential zones by right. In addition, residential care facilities with more than six adults or eight children are permitted in all land use zones in the City with a conditional use permit. Further, mobilehomes as an accessory dwelling for persons in need of care and supervision are allow in all zoning designations with a conditional use permit. No special design or permitting standards have been established for residential care facilities other than the required conditional use permits. The use permits do not have any special provisions required for the development of a residential care facility.

Elk Grove has a number of adult residential care homes, which provide living assistance to persons 18 to 59 years of age. **Table 1-32** lists the adult residential care homes located in zip codes 95624 and 95758, which include the City.

Table 1- 32
Adult Residential Care Homes

Facility Name	Address
Yolie Giron's Care Home	4822 Mission Beach Court
Cherry Madamba's Residential Facility II	8454 Mountain Bell Drive
Corina Care Home	8801 Williamson Drive
Corina Care Home 2	8744 Superb Circle
Elk Grove Spring Homes, Inc.	8720 Seckel Court
Kokkos Family Care Home	8656 Cherrington Lane
Laguna Stream Family Home, Inc.	8921 Shady Vista Court
Luz Apostle Care Home	8908 Clancys Court
Meadow Crest Family Home, Inc.	9497 Elk Grove-Florin Road
Richborough Fountain, Inc.	9038 Richborough Way

Source: Older Adult Resource Center – Residential Care Information Clearinghouse, January 2002.

In conclusion, by the year 2007 it is projected that Elk Grove will have approximately 4,259 additional persons with a disability. Therefore, it can be calculated that between 2000 and 2007, the City will have approximately 4,259 additional households with a disabled person, assuming only one disabled person per household.

Single Parent and Female Headed Households

Single parent households are households with children under the age of 18 at home and include both male and female-headed households. These households generally have a higher ratio between their income and their living expenses (that is, living expenses take up a larger share of income than is generally the case in two-parent households). Therefore, finding affordable, decent, and safe housing is often more difficult for single parent and female headed households. Additionally, single parent and female-headed households have special needs involving access to daycare or childcare, health care, and other supportive services.

According to Census 2000 data, 3,766 households (15.8 percent) of all households, in the City of Elk Grove are headed by single parents with children under the age of 18 present. The majority of single parent households in the City of Elk Grove are female-headed. Approximately 2,675 households or 71 percent of all single-parent households are female-headed. Of the households headed by a female, 66.4 percent (1,775 households) had related children present in the household. Additionally, there are 1,091 single-parent households in the City that are headed by a male with no female present and having related children under the age of 18 present in the home, see **Table 1-14**.

Based on SACOG's projections, both male and female single parent households will require approximately 1,826 additional households by the year 2007, or roughly 260 additional single parent households per year or 14.0 percent of the Regional Housing Needs Allocation (RHNA) units.

Large Family Households

Large family households are defined as households containing five or more persons. Large family households are considered a special needs group because there is limited supply of adequately sized housing to accommodate their needs. The more persons in a household, the more rooms are needed to accommodate that household. Specifically, a five-person household would require three or four bedrooms, a six-person household would require four-bedrooms, and a seven-person household would require four to six bedrooms. According to the 2000 Census, 15.2 percent of all households in Elk Grove (15.1 percent of owner households and 15.2 percent of renter households) include five or more persons (3,620 households). Of the large households, 84.4 percent (3,091 households) are owners and 15.5 percent (529 households) are renters. According to the 2000 Census, 85.1percent of the housing units in the area at the time had three or more bedrooms. If this proportion were to remain the same, approximately 23,162 housing units currently exist in the City that are considered of adequate size for large households Approximately 90.6 percent of the owner housing units and 55.2 percent of the renter housing units had three or more bedroom in the 2000 Census. This calculates into approximately 20,702 owner housing units and 2,411 renter housing units three-bedrooms or larger currently in the City. .

In conclusion, by the year 2007 it is projected that Elk Grove will have approximately 11,302 additional households in the City[5]. Therefore, it can be calculated that approximately 1,718 additional households by the year 2007 would be considered a large family household[6]. This calculates to approximately 245 large households per year and a total of 5,338 large households by 2007 in Elk Grove. However, with approximately 85

percent of the total housing in the City consisting of at least three bedrooms, there does not appear to be a housing shortage for large households in Elk Grove.

Agricultural Workers

Agricultural workers earn their primary income through permanent or seasonal agricultural labor. According to the 1990 Census, 2.1 percent of all employed persons in Elk Grove work in the farming, forestry, and fishing occupation (451 persons). For comparison, in 1990 Elk Grove accounted for 5.9 percent of all employed persons in Sacramento County working in the farming, forestry, and fishing occupation. According to the 2000 Census, there were approximately 85 persons employed in the farming, fishing and forestry occupation in the City.

In conclusion, by the year 2007 it is projected that Elk Grove will have approximately 117 additional agricultural workers living in the City[3]. According to the Census 2000, the City had an average of 3.07 persons per household. Therefore, it can be calculated that the City will need approximately 38 additional housing units to accommodate agricultural workers by the year 2007 representing 0.3 percent of the RHNA housing units.

The types of agricultural production in the City do not require large numbers of migrant and seasonal farm laborers and a large influx of farm labor does not occur. It is considered that the housing need for the limited number of farmworkers in the City is met through existing housing. Farmworker housing is allowed subject to a conditional use permit in AG 20-160, UR, IR, AR 1-10 and RD1-3 zones in the City. Employee housing serving six or fewer employees is considered a single family residence and allowed in all residential zones. Any application for farmworker housing is treated in the same way as other affordable housing projects and all the resources the City has to offer for affordable housing is made available for the development of the project. Incentives such as fee reduction, expedited permitting process, streamlining and modification of development standards are available for the production of farmworker housing.

Homeless Persons

Homeless individuals and families have perhaps the most immediate housing need of any group. They also have one of the most difficult set of housing needs to meet, due to both the diversity and complexity of the factors that lead to homelessness, and to community opposition to the siting of facilities that serve homeless clients. California State Law requires that Housing Elements estimate the need for emergency shelter for homeless people.

The 1990 Census documented 5.3 percent of Elk Grove's population for whom poverty status was determined were living below the poverty line (2,278 persons). Of those for whom poverty status was determined, 44.6 percent were under 17 years of age. According to the 2000 Census, 5.8 percent, 4,215 persons, living under the poverty line. These residents are particularly vulnerable to becoming homeless since they are likely to be overpaying for housing and struggling to make ends meet. Sacramento County has a population of 1,223,499 people. According to California Healthcare Foundation, each night in Sacramento County, three to five thousand men, women, and children sleep in unsafe and unsecured places. Based on this information approximately 0.3 percent of the County population is homeless.

The City of Elk Grove Police Department was contacted in order to determine the number of homeless persons in the City of Elk Grove. However, no statistics are kept by the Police Department concerning the number of homeless in the City. Two interfaith food closets and one brown bag site are located in Elk Grove; these are recipients of the California Emergency Foodlink Program – Sacramento Area. These include the Elk Grove Food Closet, the Sun Grove Community Church, and the Elk Grove 1st Congregational Church. The Elk Grove Food Closet indicated that they serve approximately ten homeless persons annually. The Elk Grove 1st Congressional Church, which donates space for the Foodlink brownbag program, indicated that no homeless persons were served at

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[3] Calculated from SACOG population projections from 2002 through 2007 of 5,023 additional persons per year and calculated from Census 2000 data showing 6.4 percent of the population is age 65 or over. Assumes that 0.12 percent of all persons in Elk Grove will continue to work in the farming, forestry, and fishing occupation.

their facility. Information regarding the program at Sun Grove Community Church is not available.

The City of Elk Grove does not have any homeless shelters. The majority of homeless shelters and services for the homeless individuals and families are located in the City of Sacramento. Eight homeless service providers were contacted, (Al Ramos Homeless Ministry, River City Community Homeless, River City Homeless Project, VOA Resident Program, Salvation Army Shelter, St. John's Shelter, Francis House, and the Sacramento County Department of Human Services) in order to determine the number of homeless persons that may have been Elk Grove residents. None of the service providers had information on the city of origination of the homeless persons. One shelter, Salvation Army, indicated that sporadically they had persons from Elk Grove inquiring about their services and shelters located closer to the City. These inquires total about ten per year.

Emergency shelters are permitted in General Commercial (GC) zone in the City of Elk Grove provided the standards and locational requirements of Title 3, Chapter 20, Article 4 of the Elk Grove Zoning Code are met. Transitional shelters and social rehabilitation centers are allowed in all agricultural and residential zones subject to the issuance of a conditional use permit.

5. ADEQUATE SITES

This section provides the inventory of vacant land that is available in the City of Elk Grove for both multi- and single-family residential development. **Table 1-33 and 1-34** provide the parcel number, size of parcel, zoning, any development constraints and the availability of infrastructure to service the development.

Available Multifamily Sites

The City of Elk Grove currently has approximately 159.5 acres of vacant land that are currently both zoned and designated on the General Plan Land Use Policy Map to accommodate multifamily development. Of these vacant sites, only three sites have a development constraint as shown in **Table 1-33**. The remaining vacant multifamily sites are located adjacent to existing residential developments thereby making infrastructure available and do not have other known constraints to development. The total number of multi-family units that could be developed on available sites is 2,689, based on an 80 percent holding capacity[4] of maximum units allowed by each zoning designation, except for sites that are in the East Franklin Specific Plan which have been calculated with a 90 percent holding capacity since streets and drainage are allocated and the sites in the plan area will not be reduced for these infrastructure requirements. Based on historical development in the City, sites designated for up to 20 units per acre (General Plan HDR, C/MF and OF/MF designations) can accommodate units affordable to very low and low income households. Sites with residential densities from seven to 15 units per acre are anticipated to accommodate housing units affordable to moderate income households. The details for each multiple family vacant site are provided in **Table 1-33**.

Sites with multiple use designations, such as commercial/multifamily and office/multifamily, are considered appropriate sites to accommodate future multifamily uses. The City has one multifamily development proposed on an office/commercial site and Sacramento County is currently reviewing development plans for an apartment complex proposed on a site zoned Limited Commercial in the adjacent Laguna community. Affordable housing developers, the PAM Companies, St. Anton Partners, and USA Properties, in their conversations with City staff have voiced support for the City providing sites with multiple use designations and have stated that these are usually sited near services, such as shopping, medical facilities, and transit, and are appropriate for affordable and multifamily development. Since multifamily development on sites with LC, SC,

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[4] The maximum holding capacity was based on historical development in the Elk Grove area. City staff reviewed market rate and affordable multifamily projects in Elk Grove and determined that the average density in the RD-20 zone was approximately 18 units per acre, or 90 percent of capacity. Similarly, single-family developments in Elk Grove generally develop at approximately 90 percent of capacity. A factor of 80 percent maximum holding capacity was used to identify the number of units anticipated on each available site unless otherwise noted.

and BP zoning is held to the same standards and approval process as multifamily development in the RD-20 zone, these sites are considered both appropriate and adequate by the City.

Tables A-1 and **A-2** in the Appendix summarize the acreage of multiple use sites that are available to meet the Regional Housing Needs Allocation and the amount of acreage available now and in the future to meet the City's multifamily housing needs.

The development of multifamily sites will not be constrained by the lack of infrastructure and services. Both of the currently approved Specific Plans have available infrastructure and are not subject to phasing plans. The City also has several areas designated as Special Planning Area (SPA); Lent Ranch SPA, Calvine Road/Highway 99 SPA, and Laguna Gateway SPA. The currently approved SPAs vary in content and detail, but generally include the same types of development standards as a Specific Plan.

Calvine Pointe and Laguna Gateway SPAs have infrastructure available for the multi-family to connect with and are not subject to and phasing plans that would preclude the development of sites. The Lent Ranch does not yet have infrastructure available, however infrastructure for this area is planned to become available in 2005.

The Laguna Ridge Specific Plan does not have available infrastructure nor has the specific plan been approved. However, proposed multifamily sites in the Laguna Ridge Specific Plan (should it be approved) are anticipated to be developable in or about 2005.

Available Single-family Sites

The majority of housing development occurring in the City involves the construction of detached single-family homes and is primarily occurring in one Special Planning Area and two Specific Plan areas. The East Franklin Specific Plan and the East Elk Grove Specific Plan contain the majority of the new housing development in the City. The majority of vacant land available for single-family development is located in these two Specific Plan areas. However, the Calvine/Highway 99 Special Planning Area also provides a significant amount of land available for the development of new single-family housing. **Table 1-34** provides the characteristics of the available areas for the development of single-family homes. There is a total potential for 13,549 single-family dwelling units based on current zoning in the City.

Table 1- 33
Vacant Multi-Family Sites Characteristics

APN	Parcel Size	Zoning Designation	General Plan Designation	Constraints	Unit Capacity[1]
116-0011-098	11.6	RD-20	HDR	100-year floodplain	186
116-0090-041	3.7	RD-20	HDR	None	59
132-0152-002b	15.3	SPA	HDR	Infrastructure	245
EFSP: Dunmore	14.1	RD-20	HDR	None	254[2]
EFSP: EGM 1	9.0	RD-20	HDR	None	162[2]
EFSP: Gilliam 1	9.9	RD-20	HDR	None	178[2]
EFSP: Backer	12.6	RD-20	HDR	None	227[2]
EFSP: LCS	10.0	RD-20	HDR	None	180[2]
115-0150-031	10.4	SPA	MDR	None	156[3]
Subtotal	*96.6*				*1,647*
116-0030-053	9.7	SC	C/O/MF	None	155
116-0042-026	4.9	SC	C/O/MF	None	78
116-0042-027	5.9	SC	C/O/MF	None	94
116-0042-003	1.0	SC	C/O/MF	None	16
116-0042-028	5.5	SC	C/O/MF	None	88
132-0152-002a	26.7	SPA	C/O/MF	Infrastructure	427
Subtotal	*53.7*				*858*
116-1380-009	1.3	BP	O/MF	None	26
116-0061-103	7.9	BP	O/MF	None	158
Subtotal	*9.2*				*184*
Total	**159.5**				**2,689**

Source: Elk Grove digital zoning base, 2002; Elk Grove digital general plan base, 2003.

[1] Unless otherwise noted, the unit capacity of HDR and C/O/MF sites are calculated at 20 units per acre, based on 80 percent holding capacity, while the unit capacity of O/MF sites are calculated at 25 units per acre, based on 80 percent holding capacity.

[2] Unit capacity for EFSP sites is calculated at 20 units per acre with a holding capacity of 90 percent. The increased holding capacity is applied since street, drainage, and other infrastructure requirements have already been allocated for the plan area and these sites will not be reduced for these infrastructure requirements.

[3] Unit capacity is based on a development plan review application for a 156-unit multifamily project for this site.

Table 1- 34
Vacant Single-family Sites Characteristics

Total Acres	Zoning Designation	General Plan Designation	Infrastructure Availability	Holding Capacity[1]
City of Elk Grove (outside SPA's and Specific Plan areas)				
24.3	RD-1	LDR	Yes	19
7.5	RD-2	LDR	Yes	12
5.5	RD-3	LDR	Yes	13
29.5	RD-4	LDR	Yes	94
166.3	RD-5	LDR	Yes	665
46.0	RD-7	LDR	Yes	257
Elk Grove-Florin and Bond Roads Special Planning Area				
0.9	SPA	Residential Area A	Yes	0[2]
Old Town Elk Grove Special Planning Area				
0.3	RD 1-6	Commercial-Residential	Yes	0
2.3	SPA	Residential	Yes	4
Calvine Road/Highway 99 Special Planning Area				
195.9	RD-7	LDR	Yes	1,097
60.7	RD-15	MDR	Yes	728
East Franklin Specific Plan Area				
13.3	Historical Housing 1-2 du/ac	LDR	CIP	21
82.2	Residential 2-4 du/ac	LDR	CIP	263
294.1	Residential 3-5 du/ac	LDR	CIP	1176
1,112.5	Residential 3-6 du/ac	LDR	CIP	5340
268.5	Residential 5-8 du/ac	LDR	CIP	1718
89.6	Residential 7 du/ac	LDR	CIP	501
East Elk Grove Specific Plan Area				
14.3	Residential 6-9 du/ac	LDR	CIP	102
51.32	Residential 4-6 du/ac	LDR	CIP	246
54.1	Residential 5 du/ac	LDR	CIP	216
221.33	Residential 4 du/ac	LDR	CIP	708
113.17	Residential 2-4 du/ac	LDR	CIP	362
28.1	Residential 1-5 du/ ac	LDR	CIP	5
2,892.12				**TOTAL 13,549**

Source: *Elk Grove digital zoning base, 2002; Elk Grove digital General Plan base map, 2002.*

Note: Some residential projects are currently being processed in the above Specific Plan and Special Planning areas.

[1] Holding Capacity considered 80 percent of maximum units allowed by zoning designation.

[2] Located within Laguna Creek Floodplain

6. HOUSING RESOURCES and INCENTIVES

Affordable Housing Projects in Elk Grove

There are two public housing developments located in Elk Grove managed and owned by the Sacramento Housing and Redevelopment Agency. The number of housing units for each development is provided in **Table 1-35**. The term of affordability for these three public housing projects is between 40 and 50 years.

Funding for Section 8 affordable housing originates from the federal department of Housing and Urban Development and SHRA is responsible for administering the project based property. There are currently 248 housing units in Elk grove that utilize Housing Choice Voucher Assistance (Section 8) to pay the rent. Persons using these vouchers are not restricted to the type or location of housing that they may chose to live in which includes housing units in multi-family complexes and single-family detached housing units.

Three apartment complexes in Elk Grove provide 456 affordable housing units through SHRA's Housing Trust Fund Loans and low-income housing tax credits.

The Department of Housing and Urban Development (HUD) also funds and administers various affordable housing opportunities for lower income persons which include Section 221(d)(3), Section 202, Section 236, and Section 811 housing. However, according to the local office of HUD, there are no HUD administered or subsidized affordable housing complexes or individual housing units located in the City of Elk Grove.

TABLE 1 - 35
ASSISTED HOUSING PROJECTS

Name	Address	Type	Assisted Units	Term of Affordability
Ashley Apartments	9205 Elk Grove Blvd.	Public housing	16	No Ending Term Date
Not Applicable	9353 Elk Grove-Florin Road	Public housing	10	No Ending Term Date
Terracina Vineyard	8861 Vintage Park Dr.	SHRA Housing Trust Fund Loan; LIHTC	124	55 year term Ends 8/6/47
Terracina Laguna	9274 Franklin Blvd.	SHRA Housing Trust Fund Loan; LIHTC	136	30 year term Ends 5/15/27
Village Crossing	9240 Bruceville Road	SHRA Housing Trust Fund Loan; LIHTC	196	30 year term Ends 11/14/31
Total			**482**	

Source: SHRA, 2002

At-Risk Housing

The Housing Element Law in the California Government Code (Section 65583) requires all jurisdictions to include a study of all low-income housing units which may at some future time be lost to the affordable inventory by the expiration of affordability restrictions. There are three general cases that create the opportunity for the conversion of affordable units including:

1. Prepayment of HUD mortgages Section 221(d)(3), Section 202, and Section 236;
2. Opt-outs and expirations of project based Section 8 contracts; and
3. Other cases

A prepayment of HUD mortgages Section 221(d)(3) involves a privately held owned project with HUD providing either below market interest rate loans or market rate loans with subsidy to the tenants. In a Section 236 complex, HUD provides assistance to the owner to reduce the costs for tenants by paying most of the interest on a market rate mortgage. Additional rental subsidy may be provided to the tenant. In a Section 202, HUD

provides a direct loan to non-profit organizations for project development and rent subsidy for low-income tenants. All Section 202 handicapped units (Section 202 H.C.) are designed for physically handicapped, mentally disabled, and chronically mentally ill residents.

In a Section 8 contract for new construction or substantial rehabilitation, HUD provides a subsidy to the owner for the difference between tenant's ability to pay and the contract rent. The likelihood for opt-outs increase as the market rents exceed the contract rents.

Other cases that create the opportunity for the conversion of affordable housing includes the expiration of low income use periods of various financing sources, such as Low Income Housing Tax Credit (LIHTC), bond financing, density bonuses, CHFA and CDBG and HOME funds, and redevelopment funds.

None of the affordable housing units in Elk Grove are at-risk of losing affordability restrictions during the Housing Element planning period.

Cost Analysis

State Housing Element requires that all Housing Elements include additional information regarding the conversion of existing, assisted housing developments to other non-low income uses (Statutes of 1989, Chapter 1452). This was the result of concern that many affordable housing developments throughout the country were going to have affordability restrictions lifted because their government financing was soon to expire or could be pre-paid. Without the sanctions imposed due to financing restrictions, affordability of the units could no longer be assured.

There are no federally assisted HUD) programs (i.e., Rural Housing Services or Section 8 Moderate Rehabilitation Assistance) in Elk Grove that will expire between 2002-2012. Therefore, a cost analysis to preserve At-Risk Housing in the City of Elk Grove is not included as a component of this Housing Element.

Resources and Incentives for Affordable Housing

Efforts by the City to assist in the development, rehabilitation, and preservation of affordable housing would utilize organizational and financial types of resources. The following programs include local, state, and federal housing programs that are valuable resources in assisting in the development of affordable housing, preserving "at-risk" housing, and for housing rehabilitation.

- **Very Low Income Housing Trust Fund**
  The City of Elk Grove has established a Very Low Income Housing Trust Fund (VLIHTF) which provides a linkage between the demand for very-low income housing and the development of commercial, office, industrial, and other non-residential uses that create lower-paying employment opportunities that generate a demand for very-low income housing. Non-residential developments in Elk Grove are required to pay into the VLIHTF on a square footage basis at building permit. The VLIHTF is restricted to providing housing types appropriate to working households and at levels affordable to very low-income households.

- **Affordable Housing Trust Fund**
  The City of Elk Grove has created an Affordable Housing Trust Fund (AHTF), funded by fees collected on market-rate residential development. The fee is waived for very low income and low income housing developments. The Affordable Housing Trust Fund is used to provide housing for very-low and low-income households.

- **City of Elk Grove Density Bonus Ordinance**
  The City of Elk Grove has instituted a housing density bonus for lower, very-low income and senior households in accordance with Government Code Sections 65915 and 65917. The City provides density bonuses to qualified residential projects through the City's Density Bonus Ordinance. Cities are required to grant a density bonus of at least 25 percent above the base zoning density and one additional concession or incentive.

  In accordance with California Government Code Section 65915, the City of Elk Grove provides density bonuses to qualified

residential projects through the City's Density Bonus Ordinance. Cities are required to grant a density bonus of at least 25 percent above the base zoning density and one additional concession or incentive which include:

1. A reduction in site development standards or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards; or
2. Approval of mixed use zoning in conjunction with the housing project if commercial, office, industrial, or other land uses will reduce the cost of the housing development and if the commercial, office, industrial, or other land uses are compatible with the housing development and the existing or planned development in the area where the proposed housing project will be located; or
3. Other regulator incentives or concessions proposed by the developer or the city ... that results in identifiable cost reductions (California Government Code §65915(h), 2002).

The Government Code Section 65915 also allows the City to "provide other incentives of equivalent financial value based upon the land cost per dwelling unit" in place of the density bonus and other incentives as detailed previously.

The City of Elk Grove adopted a Density Bonus Ordinance when the City incorporated in July 2000. The Density Bonus is intended to provide incentives for the production of housing for very low, low, lower income and citizens with special housing needs (i.e., senior, disabled) in accordance with Government Code Sections 65915 and 95917. The Density Bonus is intended to facilitate and implement the goals, policies and objectives of Sacramento County's Housing Element. The Density Bonus Ordinance provides additional incentives or regulatory concessions including but are not limited to the following: reduction of site development standards, modification of the Zoning Code or architectural design requirements. Other Incentives or concessions include: reduced street standards, reduced minimum lot sizes, reduced minimum setback requirements, reduced site parking standards, or direct financial aid (e.g., Community Development Block Grant (CDBG) funding, low interest financing, loans, or grants).

- **HOME Program**
  The Home Investment Partnerships Program (HOME) was created under the Cranston Gonzalez National Affordable Housing Act enacted in November 1990. HOME funds are awarded annually as formula grants to participating jurisdictions. HUD establishes Home Investment Trust Funds for each grantee, providing a line of credit that the jurisdiction may draw upon as needed. The program's flexibility allows States and local governments to use HOME funds for grants, direct loans, loan guarantees or other forms of credit enhancement, or rental assistance or security deposits.

  Participating jurisdictions may choose among a broad range of eligible activities, using HOME funds to provide home purchase or rehabilitation financing assistance to eligible homeowners and new homebuyers; build or rehabilitate housing for rent or ownership; or for "other reasonable and necessary expenses related to the development of non-luxury housing," including site acquisition or improvement, demolition of dilapidated housing to make way for HOME-assisted development, and payment of relocation expenses. Also, participating jurisdictions may use HOME funds to provide tenant-based rental assistance contracts of up to 2 years if such activity is consistent with their Consolidated Plan and justified under local market conditions.

  Elk Grove receives HOME funds as an agreement city to the Urban County (Cities of Citrus Heights, Elk Grove, and Sacramento and Sacramento County) administered by SHRA.

- **Public Housing Authority (PHA)**
  The local PHA is operated by SHRA, which manages housing and community development activities including

conventional housing or low rent public housing, and Section 8 certificate and voucher program. The conventional housing program involves housing developments that are managed and maintained by the SHRA. The Section 8 voucher and certificate program involves a tenant-based rental subsidy administered by the agency. Qualified families are selected and certified from a waiting list. A qualified family can utilize the certificate at any decent, sanitary, and safe housing unit (single-family or multi-family) that accepts the certificates. The tenant's portion of the rent is based on 30 percent of the adjusted family gross income. SHRA subsidizes the difference between the tenant's portion and the contract rent. However, Fair Market Rents (FMR) restricts the actual contract rent as determined by the Department of Housing and Urban Development (HUD). The Section 8 voucher program is similar to the certificate program, except the tenant's housing contract rent is not restricted by FMR.

- **Community Development Block Grant (CDBG)**
  The Department of Housing and Urban Development awards Community Development Block Grants annually to entitlement jurisdictions and States for general activities, including housing, and economic development activities. HUD also offers various other programs that can be utilized by the City, non-profit, and for-profit agencies for the preservation of low-income housing units such as Section 202 and Section 108 loan guarantees.

  The annual appropriation for CDBG is split between states and local jurisdictions called "entitlement communities". The City of Elk Grove is in the process of becoming an entitlement community and anticipates receiving entitlement status by the end of the 2003 calendar year.

- **Community Reinvestment Act**
  The Community Reinvestment Act (CRA), enacted by Congress in 1977 is intended to encourage depository institutions to help meet the credit needs of the communities in which they operate, including low- and moderate-income neighborhoods, consistent with safe and sound banking operations. The CRA requires that each insured depository institution's record in helping meet the credit needs of its entire community be evaluated periodically. That record is taken into account in considering an institution's application for deposit facilities, including mergers and acquisitions.

- **Low Income Housing Tax Credit Program (LIHTC)**
  In 1986, Congress created the federal low income housing tax credit to encourage private investment in the acquisition, rehab and construction of low-income rental housing.

  Because high housing costs in California make it difficult, even with federal credits, to produce affordable rental housing, the California Legislature created a state low-income housing tax credit program to supplement the federal credit.
  The state credit is essentially identical to the federal credit, the Tax Credit Allocation Committee allocates both and state credits are only available to projects receiving federal credits. 20 percent of federal credits are reserved for rural areas, and 10 percent for non-profit sponsors. To compete for the credit, rental housing developments have to reserve units at affordable rents to households at or below 46 percent of area median income. The targeted units must be reserved for the target population for 55 years.

  The federal tax credit provides a subsidy over ten years towards the cost of producing a unit. Developers sell these tax benefits to investors for their present market value to provide up-front capital to build the units.

  Credits can be used to fund the hard and soft costs (excluding land costs) of the acquisition, rehab or new construction of rental housing. Projects not receiving other federal subsidy receive a federal credit of 9 percent per year for 10 years and a state credit of 30 percent over 4 years (high cost areas and qualified census tracts get increased federal credits). Projects with a

federal subsidy receive a 4 percent federal credit each year for 10 years and a 13 percent state credit over 4 years.

- **California Housing Finance Agency (CHFA)**
  The California Housing Finance Agency (CHFA) offers permanent financing for acquisition and rehabilitation to for-profit, non-profit, and public agency developers seeking to preserve "at-risk" housing units. In addition, CHFA offers low interest predevelopment loans to non-profit sponsors through its acquisition/rehabilitation program.

- **Federal Home Loan Bank System**
  The Federal Home Loan Bank System facilitates Affordable Housing Programs (AHP), which subsidize the interest rates for affordable housing. The San Francisco Federal Home Loan Bank District provides local service within California. Interest rate subsidies under the AHP can be used to finance the purchase, construction, and/or rehabilitation of rental housing. Very low-income households must occupy at least 20 percent of the units for the useful life of the housing or the mortgage term.

- **California Department of Housing and Community Development**
  The California Department of Housing and Community Development (HCD) conducts the Urban Predevelopment Loan Program, which provides funds to pay the initial costs of preserving existing affordable housing developments for their existing tenants. Priority is given to applications with matching financing from local redevelopment agencies or federal programs.

  HCD also conducts the acquisition and rehabilitation component of the Multi-family Housing Program to acquire and rehabilitate existing affordable rental housing. Priority is given to projects currently subject to regulatory restrictions that may be terminated. Assistance is provided through low interest construction and permanent loans. Eligible applicants include local government agencies, private non-profit organization, and for-profit organizations.

Incentives for Affordable Housing Development

In addition to the affordable housing resources listed above, the City anticipates offering incentives to promote the development of housing affordable to very-low and low-income households. As identified under the Goals, Policies and Programs section of this Housing Element, these incentives may include:

- Financial assistance,
- Expedited development review,
- Streamlined processing,
- Fee waivers and reductions, and
- Modification of development requirements.

7. HOUSING CONSTRAINTS

Governmental and Non-Governmental Constraints

Various interrelated factors can constrain private and public sectors ability to provide adequate housing and meet the housing needs for all economic sectors of the community. These factors can be divided into two categories: governmental and non-governmental. Non-governmental constraints consist of land availability, the environment, vacancy rates, land cost, construction costs, and availability of financing. Governmental constraints consist of land use controls, development standards, processing fees, development impact fees, code enforcement, site improvement costs, development permit and approval processing, and provision for a variety of housing.

NON-GOVERNMENTAL CONSTRAINTS

Land Availability

The City of Elk Grove incorporated approximately 38.63 square miles (24,723 acres) of land area. The City is located in the southern portion of the Sacramento metropolitan area and is nearly surrounded by agricultural and open space land uses. The City borders urban areas of the City of Sacramento and of the County of Sacramento to the north and the City borders open spaces and agricultural lands to the south, east, and west.

According to the land use survey, the City has approximately 3,163.3 acres of residential vacant land[7]. This equates to 12.8 percent of the total land area in the City.

Available Multiple Family Sites

The City of Elk Grove currently has approximately 216.8 of vacant land zoned for multiple family developments. Of these vacant sites, only one site has a development constraint as shown in **Table 1-33**. The remaining vacant multiple family sites are located adjacent to existing residential developments thereby making infrastructure available. The details for each multiple family vacant site are provided in **Table 1- 33**.

Available Single-family Sites

The majority of housing development occurring in the City involves the construction of detached single-family homes. Specifically, the City incorporates two Specific Plan areas, including East Franklin Specific Plan and East Elk Grove Specific Plan, where the majority of the new housing development is located. The majority of vacant land available for single-family development is located in these two Specific Plan areas. However, the Calvine/Highway 99 Special Planning Area also provides a significant amount of area for the development of new single-family housing. **Table 1-34** provides the characteristics of the available areas for the development of single-family homes.

Environment

Elk Grove incorporates various environmental qualities that require protection and, therefore, constrains residential development. The most notable environmental constraint is floodplains. The City is relatively flat and does not incorporate any significant geologic features like hills or ridges. Areas located near the Cosumnes River and near tributaries of the Sacramento River are prone to floods. The only significant portion of the 100-year floodplain inside the City is located in the north central area of the City.

Another significant natural feature of the City is the native oak trees located throughout Elk Grove. These oak trees create an aesthetic quality unique to Elk Grove. In addition, oak trees line a majority of the streets located in the eastern portion of the City. The City requires a project to be redesigned or to mitigate the loss of oak trees on prospective developments and therefore, may be considered a constraint to residential development.

Land Cost

The cost of raw, developable land creates a direct impact on the cost for a new home and is considered a non-governmental constraint. A higher cost of land raises the price of a new home. Therefore, developers sometimes seek to obtain City approvals for the largest number of lots allowable on a parcel of raw land. This allows the developer to distribute the costs for infrastructure improvements (i.e., streets, sewer lines, water lines, etc.) over the maximum number of lots. According to the Sacramento County Assessor's Office the average land cost per lot, after entitlements and submittal of a tentative map, is approximately $250.00 per lineal foot (based on lot frontage). This cost excludes additional off-site infrastructure improvement costs required by the City of Elk Grove.

Construction Costs

Construction costs can vary widely depending on the type of development. Multiple family residential housing generally costs less to construct than single-family housing.

Labor and materials cost also have a direct impact on housing costs and makeup the main component of housing costs. Residential constructions costs vary greatly depending on the quality of materials used and the size of the home being constructed. **Table 1-36** shows construction costs for California regions excluding San Francisco and Los Angeles from 1990 to 1998.

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[7] The digital Zoning Base for Elk Grove is in the process of being updated and currently may not accurately show all vacant parcels that are zoned for residential uses. The "count" may include areas that are not appropriate for residential uses such as landscape areas. Acreages are approximate.

Table 1 - 36
Housing Construction Costs

Housing Type	1990	1994	1996	1998
Average – Wood Frame	$47.66	$51.04	$55.17	$57.43
Good Quality – Wood Frame	$67.49	$73.23	$75.76	$78.87
Average – Masonry	$55.46	$57.15	$62.04	$64.58
Good Quality – Masonry	$71.16	$73.32	$79.33	$82.72

Source: Building Standards

If labor or material costs increased substantially, the cost of construction in Elk Grove could rise to a level that impacts the price of new construction and rehabilitation. Therefore, increased construction costs have the potential to constrain new housing construction and rehabilitation of existing housing.

Availability of Financing

The cost of borrowing money to finance the construction of housing or to purchase a house effects the amount of affordable priced housing in Elk Grove. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render a housing project infeasible that could have been successfully developed or marketed at lower interest rates.

Financing is one of the significant components to overall housing costs. The prime interest rate in the United States fluctuated slightly for decades leading up to the 1980's. The prime interest rate rose significantly in 1979 and 1980 where the prime interest rate peaked at 21.5 percent in December 1980. At the end of the 1980's, the economy weakened and the prime interest rate dropped to 8.5 in February 1988. The prime interest rate during the 1990's remained between 6.0 and 10.0 percent. During the year 2001, the weakening of the economy and the events of September 11th spawned the significant decrease in the prime interest rate where it bottomed at 4.75 percent.

GOVERNMENTAL CONSTRAINTS

Land Use Controls

The Elk Grove General Plan establishes policies that guide new development including residential development. These polices along with zoning regulations control the amount and distribution of land allocated for different land uses in the City. The land use designations established by the General Plan allow single-family and multiple family residential developments are provided in **Table 1- 37**. A total of five residential land use designations provide for a range of residential densities ranging from rural densities (5-20 du/acre) to multiple family residential densities (20 du/acre).

Table 1 - 37
General Plan Residential Land Use Designations

Commercial Land Uses

Designation	**Notes**
Commercial	Generally characterized by the retail sale of goods and services; may include ancillary office uses. No residential uses permitted.
Commercial/Office/Multifamily	Generally characterized by office and commercial land uses; may include ancillary retail sales. Also includes retail uses and/or **residential at a maximum density of 30 units per gross acre.**
Office	Generally characterized by office and professional land uses; may include ancillary retail sales. No residential uses permitted.
Office/Multi-Family	Generally characterized by office and professional land uses; may include ancillary retail sales. Also includes retail uses and/or **residential at a maximum density of 30 units per gross acre**. *Former GP Designation: Commercial/Office*
Light Industry	Generally characterized by industrial or manufacturing activities which occur entirely within an enclosed building.
Heavy Industry	Generally characterized by industrial or manufacturing activities which may occur inside or outside of an enclosed building.

Public, Quasi-Public, and Open Space Land Uses

Note: These categories will typically be applied to lands after acquisition by the City or another agency has occurred, or after the acceptance of roadways by the City or Caltrans, and are intended to reflect existing land uses, rather than planned facilities.

Designation	**Notes**
Public/Quasi-Public	Includes lands owned by the City of Elk Grove, the Elk Grove Unified School District (with the exception of public schools), the Elk Grove Community Services District (with the exception of public parks), and other public agencies.
Public Parks	Includes public parks owned by the Elk Grove Community Services District or other public agencies.
Public Open Space/Recreation	Includes lands owned by public entities which have been reserved for open space uses such as habitat mitigation, lakes, trails, golf courses, and similar uses.
Private Open Space/Recreation	Includes lands owned by private entities which have been reserved for open space uses such as habitat mitigation, lakes, trails, golf courses, and similar uses. Included in this category are commercial recreation facilities principally oriented to outdoor uses. *Former GP Designation: Recreation and Natural Reserve*
Public Schools	Includes public schools or sites (K-12) owned and operated by the Elk Grove Unified School District or other public school districts.
Institutional	Includes facilities such as hospitals, congregate care facilities, and the like.
Airport	Includes public and private airports and related land uses
Private Streets	Used to designate existing private streets; locations of planned private streets are not shown on the General Plan Land Use Map
Public Streets	Used to designate public streets and freeways which currently exist or have been dedicated to the City or Caltrans. Locations of planned public roadways are shown in the Circulation Element.

Residential Land Uses

Designations	**Dwelling Units Per Gross Acre**	**Notes**
Rural Residential	0.1 - 0.5	**Minimum lot size: 2 to 10 acres gross** Areas with minimum lot size greater than 10 acres are included in agricultural land use categories.
Estate Residential	0.6 - 4.0	
Low Density Residential	4.1+ - 7.0	
Medium Density Residential	7.1+ - 15.0	
High Density Residential	15.1+ - 30.0	
Commercial/Multi-Family	up to 20	Multifamily allowed at a maximum density of 20 units per gross acre.
Commercial/Office/Multifamily	up to 20	Multifamily allowed at a maximum density of 20 units per gross acre.
Office/Multi-Family	up to 20	Multifamily allowed at a maximum density of 20 units per gross acre.

Agriculture

Designation	**Minimum Parcel Size (Gross Acres)**	**Notes**
Rural Agriculture	10 – 20	Residential uses permitted; one dwelling unit per parcel

Other Designations

Designation	**Notes**
Urban study area	Area is planned for future urban uses, subject to preparation of detailed land use, infrastructure, and financing plans (see Land Use Element text for further information)

Note: This table is provides a summary of land use designations described in additional detail in the Land Use Element and is not intended to establish land uses.

Residential Development Standards

The City of Elk Grove zoning code is the major guide for residential development policies. The policies establish and control the type, location, and density of residential development in Elk Grove. The zoning regulations serve to protect and promote the health, safety, and general welfare of the community residents and also implement the goals and policies of the general plan. The specific residential land use zones used in Elk Grove and the respective maximum densities are shown in **Table 1-38**.

Table 1 - 38
Residential Land Use Zones and Densities

Zone	Minimum Area	Lot Width (feet)	Maximum Density (units per acre)	Residential Types
AR-10	10 gross acres	300	1	Rural and agricultural detached single-family residences
AR-5	5 gross acres	250	1	Rural and agricultural detached single-family residences
AR-2	2 gross acres	150	1	Rural and agricultural detached single-family residences
AR-1	1 gross acre	75	1	Rural and agricultural detached single-family residences
RD-1	1 net acre	75	1	Detached single-family residences
RD-2	0.46 - 1 net acre(s)	75	2	Detached single-family residences
RD-3	0.23 - 1 net acre(s)	65	3	Detached single-family residences
RD-4	0.20 - 1 net acre(s)	65	4	Detached single-family residences
RD-5	0.12 - 1 net acre(s)	52 - 100	5	Detached single-family residences
RD-7	0.09 - 1 net acre(s)	40 - 100	7	Detached single-family residences
RD-10	0.09 - 1 net acre(s)	40 - 62	10	Detached single-family residences
RD-15	0.09 - 1 net acre(s)	40 - 62	15	1- to 3-story townhouses, condos, and apartments
RD-20 RD-25 RD-30 Rd-40	0.09 - 1 net acre(s)	40 - 62	20 to 40	1- to 3-story townhouses, condos, and apartments
RM-1	0.12 - 1 net acre(s)	52 - 100	N/A	Mobile homes on individual lots
BP, SC, LC	Adheres to the RD-20 standards			

Housing development is constrained by the amount of available land designated for residential uses and by the density and lot sizes permitted. The land use survey for Elk Grove shows that there is 3,163.3 acres of vacant land designated for residential land uses.

In addition to zoning and minimum lot sizes, the City of Elk Grove further controls residential development through development standards. **Table 1-39** details the development standards that are applied to residential development in the City.

Table 1 - 39
Residential Development Standards

Standard	Single-family	Multiple Family	Duplexes	Habitable Accessory Structures
Front Yard	20 feet	20 feet from street; 25 – 100 feet from single-family residential	20 feet	20 feet
Side Yard	5 feet		5 feet	5 feet
Rear Yard	10 - 25 feet		10 - 25 feet	10 - 25 feet
Height	30 feet or 2 stories	40 feet or 3 stories	30 feet or 2 stories	16 feet
Parking	2 off-street spaces	1.5 – 2 off-street spaces per dwelling unit	2 off-street spaces per dwelling unit	2 off-street spaces
Open Space	10% of net lot area	Perimeter of 1-story: 10 ft. 2-story: 15 ft. 3-story: 20 ft.	5%of net lot area for each dwelling unit	N/A
Other		Architectural standards and landscaping requirements apply		Maximum floor area is 1,000 square feet; only one habitable accessory structure per lot; minimum 10-foot setback from primary residence; provide 5,200 square feet net lot area per dwelling unit.

Note: Specific plan areas and SPA's may incorporate different development standards.

The City's parking requirements for residential projects vary by the housing type. **Table 1-39** also

provides the parking requirements for residential developments. Single-family residential units are required to have two off-street spaces per unit. The number of parking spaces required for multiple family residential units ranges from 1.5 off-street spaces for one-bedroom units to 2 spaces for units with two or more bedrooms. An additional 0.6 parking spaces is required to accommodate guests in multiple family residential projects. Residential lots with a habitable accessory structure must provide 2 off-street spaces for each dwelling unit. The zoning code allows the required off-street parking spaces to be provided in a garage, under a carport, on an open dust-free surface, or any combination of these.

Building setbacks, maximum height limits, and open space requirements are also compulsory for all housing developments in the City. The requirements are minimal but may constrain the full development of land to its maximum density. However, none of these requirements are considered constraining to development, as exhibited by the amount of housing development occurring in the City, and are used to ensure an aesthetically pleasing project which allows for recreational uses and open space areas.

Specific Plan and Special Planning Areas

Elk Grove has Specific Plans (SP) and Special Planning Areas (SPA) that are each distinguished by their location and unique development characteristics. While the Specific Plans, such as the East Franklin and East Elk Grove Specific Plans, rely on the existing development standards in the zoning ordinance, SPA's may establish development standards for minimum lot area, building setbacks, lot width and depth, and building height that differ slightly from citywide development standards. Specifically, SPAs are designed to preserve and enhance certain resources of the City from incompatible land uses, and to preserve and protect areas with special and unique social, architectural, or environmental characteristics that require special considerations not otherwise adequately provided by regular zones. For example, the Elk Grove Old Town SPA residential standards requires front, back and side yards to conform to the existing surrounding structures and allows for a maximum height of two stories or twenty feet whichever is less. However, in general, the SPA intent is to allow a developer to receive relief from the development standards and allow flexibility to the existing zoning. Developers are encouraged to cultivate a variety of housing designs and densities for these areas, such as mixed use commercial/residential and carriage houses. Developers are required to maintain minimum densities based on the established zoning for the area.

The Special Planning Areas and Specific Plans, in many cases, lessen the development standards required of other areas in the City and allow for a variety of housing design and densities. The SPA and SP are not considered to hamper housing development and, in reality, promote housing development through the easing of these standards.

Overall, the Elk Grove residential development standards do not constrain the development of new housing or affordable housing. The overriding constraint to the development of affordable housing involves high land costs, high construction costs, availability of funding to cover the subsidy gap necessary to make affordable housing projects achievable, and various market factors.

Architectural Standards

According to the Elk Grove Zoning Ordinance, apartments, condominiums, townhouses, row houses cluster developments and manufactured housing have architectural standards required in addition to the development standards previously listed. These standards are listed in **Table 1- 40.**

Table 1 - 40
Architectural Standards

Dwelling Type	Item	Standard
Apartments, condominiums, townhouses, row houses and cluster developments	Roofing	Pitched roofs; Roofing materials shall consist of a minimum of 20-years dimensional composition asphalt shingle, tile, concrete or similar material.
	Siding	T-111 or similar low-grade siding material is not permitted.

Dwelling Type	Item	Standard
	Building Elevation – Unit Identity	Building with exterior entrances to the dwelling unit shall have covered and/or individual porches where feasible. Buildings shall be designed to create separate identity of units, including, but not limited to, varied setbacks, window treatments, building materials, and roofs. Continuous fascia gutters shall be provided.
Manufactured Homes	Roofing	Eaves and overhangs not less than twelve inches. Roofing material shall be shingle, shake or tiles of either natural or simulated from such materials as meta, plastic or concrete. Built-up, roll roofs, and corrugated, sheet or skin metal or plastic panels are not permitted.
	Siding	Material shall be wood, stucco, stone, masonry or wood/ stone/masonry veneer.
	Foundation	Secured to a permanent foundation or a foundation system approved by the Chief Building Inspector.

The standards allow a variety of materials and designs and considered essential in keeping with the character of the City. Building materials initially may be slightly more expensive, however this nominal expense is offset by the longevity and aesthetics of the more expensive building materials. The approval procedures for the architectural standards are assisted by a set of guidelines used by the approval entity and available to the public to use as a resource for project development. This helps to lessen the cost of building materials by showing a developer what is acceptable early in the process.

Design Guidelines

The City of Elk Grove has recently adopted Design Guidelines for single family development. These Guidelines are intended to:

- Encourage high quality land planning and architecture;
- Encourage development in keeping with the desired character of the City;
- Ensure physical, visual, and functional compatibility between uses; and
- Ensure proper attention is paid to site and architectural design, thereby protecting land values.

All new subdivisions are required to adhere to the land use Design Guidelines, which include standards for streets, bikeways, open space and parks, streetscape design. Generally, new residential streets are required to comply with the City's street standards identified in **Table 1-42**, but allow for alternative designs such as sidewalks separated from the street by landscaping, landscape medians, tree preservation within the right-of-way, traffic circles, narrow sections/neck to slow traffic and other approved traffic calming devices. To encourage the incorporation of separated sidewalks, minimum front and street side yard setbacks may be modified. Street systems are required to be designed in order to improve traffic circulation in and through the site.

Parks and open space should be consistent with current open space plans adopted by the City. Specific location of parks and open space are to be determined by the Community Services District and City Council in conjunction with Area Plan or subdivision map review.

Bikeways are required throughout the site and may be incorporated into the street design or as separate bike/pedestrian pathways.

Streetscape design includes landscaping and lighting. The minimum width of landscape corridors along arterial/thoroughfare streets is 36 feet. Except where houses front on collector streets, the minimum width of landscape corridors along collector streets is 25 feet. Lighting is required to be on a pedestrian scale not more than 14 feet in height and in character with the area.

Design review is required for master home plans developed for each neighborhood or subdivision in the City. Design review approval for master home plans is required prior to issuance of building permits for model homes and all subsequent homes within the identified development. Design Guidelines for home master plans are intended to achieve the following:

- Pedestrian friendly streetscapes where homes are oriented to the street and to common open space areas;
- Home designs that incorporate authentic architectural styles;
- Variety in mass and scale of homes that is visually appealing from the street; and
- Landscape that softens the appearance of pavement and structures, and provides an eventual tree canopy along the street.

Design Guidelines for home master plans include requirements for a minimum number of floor plans depending on the number of units, the placement of identical units, design techniques that minimize bulk and mass, the placement of the building on the lot, unit architecture, architecture detailing/finish, roof lines, the units main entrance, garage placement, driveways, landscaping, and project themes.

While the use of design guidelines may be considered a detriment to housing development in some communities, the City's Design Guidelines would have minimal impact and promote sustainable housing by encouraging quality of design and pedestrian friendly neighborhoods. No specific materials or building techniques are required in the Design Guidelines and a multitude of designs are acceptable to the City. The City encourages neighborhood design patterns to utilize a mix of densities and lot sizes to create a diversity of housing products. By adopting special standards that allow for flexibility in design and an increase in density, the Design Guidelines promote the development of housing affordable to lower income households. The following standards have been incorporated into the Design Guidelines to increase densities and promote affordability:

- On corner lots, the minimum lots sizes and widths in the underlying zoning district shall apply to combined lots for duplexes and half-plexes.
- Minimum building setbacks in the RD-7 zoning districts have been reduced to 18 feet for the front yard and the rear yard setback was reduced to 10 feet for one-story structures and 15 feet for two-story structures.
- Minimum lot sizes and widths have been eliminated in the RD-10 and RD-15 zoning districts allowing for greater densities and design flexibility.

Provision for a Variety of Housing

The Housing Element must identify adequate sites that are available to encourage the development of various housing types for all economic segments of the population through appropriate zoning and development standards. Housing types include single-family residential housing, multiple family residential housing, residential accessory dwelling units, mobile homes, duplexes and halfplexes, and residential care homes. **Table 1 - 41** shows the housing types permitted in the various residential zoning districts of Elk Grove.

Table 1 - 41
Housing Types Permitted by Zoning District

<table>
<tr><th rowspan="2">Housing Type</th><th colspan="7">Agricultural Residential Zoning Districts</th></tr>
<tr><th colspan="2">10</th><th colspan="2">5</th><th colspan="2">2</th><th>1</th></tr>
<tr><td>Single-family dwelling</td><td colspan="2">P</td><td colspan="2">P</td><td colspan="2">P</td><td>P</td></tr>
<tr><td>Mobilehome</td><td colspan="2">S</td><td colspan="2">S</td><td colspan="2">S</td><td>S</td></tr>
<tr><td>Residential Care Home</td><td colspan="2">C</td><td colspan="2">C</td><td colspan="2">C</td><td>C</td></tr>
<tr><td>Residential accessory dwelling</td><td colspan="2">C</td><td colspan="2">C</td><td colspan="2">C</td><td>C</td></tr>
<tr><td rowspan="2"></td><th colspan="7">Single-family Residential Zoning Districts</th></tr>
<tr><th>1</th><th>2</th><th>3</th><th>4</th><th>5</th><th>7</th><th>10</th></tr>
<tr><td>Single-family dwelling</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td><td>P</td></tr>
<tr><td>Duplex and halfplex</td><td></td><td></td><td></td><td>S</td><td>S</td><td>S</td><td>S</td></tr>
<tr><td>Apartments</td><td></td><td></td><td></td><td></td><td></td><td></td><td>C</td></tr>
<tr><td>Condominiums</td><td>C</td><td>C</td><td>C</td><td>C</td><td>C</td><td>C</td><td>C</td></tr>
<tr><td>Townhouses</td><td>C</td><td>C</td><td>C</td><td>C</td><td>C</td><td>C</td><td>C</td></tr>
<tr><td>Mobilehomes</td><td>S</td><td>S</td><td>S</td><td>S</td><td>S</td><td>S</td><td>S</td></tr>
<tr><td>Residential care home</td><td>C</td><td>C</td><td>C</td><td>C</td><td>C</td><td>C</td><td>C</td></tr>
<tr><td>Residential accessory dwelling</td><td>C</td><td>C</td><td>C</td><td>C</td><td>C</td><td>C</td><td>C</td></tr>
<tr><td rowspan="2"></td><th colspan="7">Multiple Family Zoning Districts</th></tr>
<tr><th colspan="2">RD-15/20</th><th colspan="3">RD-25/30</th><th colspan="2">RD-40</th></tr>
<tr><td>Single-family dwelling</td><td colspan="2">P</td><td colspan="3">P</td><td colspan="2">P</td></tr>
<tr><td>Duplex and halfplex</td><td colspan="2">S</td><td colspan="3">S</td><td colspan="2">S</td></tr>
<tr><td>Apartments</td><td colspan="2">1</td><td colspan="3">1</td><td colspan="2">1</td></tr>
<tr><td>Condominiums</td><td colspan="2">C</td><td colspan="3">C</td><td colspan="2">C</td></tr>
<tr><td>Townhouses</td><td colspan="2">S</td><td colspan="3">S</td><td colspan="2">S</td></tr>
<tr><td>Mobilehomes</td><td colspan="2">S</td><td colspan="3">S</td><td colspan="2">S</td></tr>
</table>

Residential care home	C	C	C
Residential accessory dwelling	C	C	C
	Mobile Home Zoning District		
	RM-2		
Single-family dwelling	P		
Duplex and halfplex	C		
Mobilehomes	P		
Residential care home	C		
Residential accessory dwelling	P		
	Special Needs		
Emergency shelters	Allowed in the GC with use permit		
Farmworker	Allowed in AG 20-160, UR, IR, AR 1-10 and RD1-3 zones subject to a conditional use permit.		
Transitional/ Social rehabilitation Shelters	Allowed in all agriculture and residential zone subject to the issuance of a conditional use permit.		
P = Permitted use S = Permitted use subject to special conditions C = Permitted use subject to the issuance of a conditional use permit 1= Subject to development plan review by Planning Director. Projects of more than 80 units are subject to development plan review by Planning Commission.			

Code Enforcement

The City of Elk Grove, in accordance with the State Housing Law, establishes certain minimum requirements for residential construction. The Elk Grove Building Department currently administers codes and code enforcement under the 2001 California Uniform Building Code; 2001 California Uniform Plumbing Code; 2001 California Uniform Mechanical Code; 2001 California Electrical Code; 2001 California Building Standards Administrative Code; 2001 California Referenced Standards Code; 2001 California Code for Building Conservation; 2001 California Historical Building Code; 1997 Uniform Code for the Abatement of Dangerous Buildings; 1997 Uniform Housing Code; 2000 Uniform Swimming Pool Spa and Hot Tub Code; and all appendices thereof; and the Americans with Disabilities Act (ADA) included as a part of CCR, Title 24. The City has not adopted local amendments to these codes. Enforcement of development and building standards does not constrain the production or improvement of housing in the City. The presence of an active code enforcement effort serves to maintain the condition of the City's housing stock.

The City maintains a Community Enhancement Department, which oversees housing code enforcement responsibility. Code enforcement works on a proactive and reactive basis with the majority of code enforcement violations coming from renter complaints.

Site Improvements, Development Impact Fees, and Processing Fees

Costs associated with site improvements are an important component of new residential development costs. Site improvements costs are applied to provide sanitary sewer and water service to a project, to make necessary transportation improvements, and to provide other infrastructure to the project. In addition, the City may require the payment for various offsite improvements as part of project mitigation measures (e.g., payment towards an offsite traffic signal).

Developers of new residential projects are also required to construct all onsite streets, sidewalks, curb, gutter, and affected portions of offsite arterials. Curbs, gutters and sidewalks are also required in new subdivision development. Generally, new residential streets shall comply with the City's street standards as outlined in Title 22 of the Municipal Code and as adopted in the current improvement standards. A minor residential street is required to have a right-of-way of 40 feet and a pavement width of 32 and 4 foot sidewalks. Minor residential streets are used when serving 99 or fewer single family residential units Primary residential streets are required to have a 50-foot right-of-way and a pavement width of 42 feet and serve up to 400 single family and duplex units. These standards are considered necessary in order to sustain and improve the quality of life in the City of Elk Grove. However, alternative designs to improve the aesthetics, pedestrian experience, or circulation are encouraged with the condition that minimum pavement width for both public and private streets shall be consistent with the City's adopted residential street standards. Examples of alternative designs include, but are not limited to, sidewalks separated from the back of curb by a landscape planter strip, landscape medians, tree preservation within the right-of-way, traffic circles,

narrow sections/neck downs to slow traffic, and other approved traffic calming devices.

Table 1-42
Site Improvements

Type	Service	Street width	Sidewalk width	Total
Minor Residential	Up to 99 single family	32 ft.	4ft.	40 ft.
Primary Residential	100 to 399 single family and duplexes	42 ft.	4 ft.	50 ft.
Collector Street	400 or more residential units	48 ft.	4 ft.	56 ft.
Collector Street	Multifamily, Industrial, Commercial	48 ft.	6 ft.	60 ft.
Arterial Street	N/A	72 ft.	6 ft.	84 ft.

Source: Cityof Elk Grove Improvement Standards

The cost for site improvements varies from project to project, therefore, it is difficult to estimate what a "typical" per-unit cost would be for site improvements. Even for infill projects where infrastructure may already be available, there is often a need to upgrade and/or expand the existing improvements to serve new residential development.

Elk Grove also collects fees from new development projects to cover the costs of planning review and processing permits, which includes plan checks and inspection fees. Further discussion of the development permit and approval processing is provided in the next section.

A variety of development impact fees are often assessed on new residential projects that include City controlled fees (such as development application fees and building permit fees) and non-City controlled fees (such as school impact fees and utility connection fees). Another component of project costs involves utility service connection fees (e.g., sewer and water connection fees).

The various planning review and processing fees, development impact fees, and utility service connection fees collectively can add significant costs on housing. The City of Elk Grove has adopted city-wide impact fees for all developments including single-family, multi-family and residential accessory dwelling projects (see **Tables 1-43** through **1-467**). Additionally, there are Specific Plan areas within the City of Elk Grove (i.e., East Franklin Specific Plan Area and the East Elk Grove Specific Plan Area) that address land distribution, open space availability, infrastructure, and financing mechanisms for portions of the community. Development costs differ between Specific Plan areas and are dependent upon the cost of infrastructure, public services and other associated improvement requirements. **Tables 1-48** and **1-49** show the estimated development costs for single-family home within the East Franklin Specific Plan and East Elk Grove Specific Plan areas, respectively.

Table 1-43
City of Elk Grove Citywide Facilities Fees

Land Use	Single-family Residential	Multi-Family Residential
Development Unit	Dwelling Unit	Dwelling Unit
Police Impact Fee	$513	$342
Municipal Facilities Impact Fee	$312	$208
Railroad Over-crossing Impact	$94	$62
Administrative Fee	$37	$24
Total[3]	**$956**[1]	**$636**[2]

Source: City of Elk Grove Building Department

1 Includes all single-family residential zoning categories.

2 Includes all multi-family residential zoning categories.

Table 1 - 44
Planning Fees

Application Type	Approving Body	Fee
General Plan Amendment	CC	$12,371
Resid. to Comm/Ind		$ 2,058
Arig. to Urban		$ 3,548
Comm. Plan Amendment	CC	$ 8,579
Rezone	CC	$10,176
Specific Plan Initiation	CC	$ 3,443
Zoning Ordinance Amendment	CC	$ 6,085
Develop. Plan Review	PD	$ 2,356
	PC	$ 4,037
	CC	$4,620
Develop. Plan Review, SF	PD	$ 1,268
Each additional lot		$ 438
Development Agreement	CC	$ 6,194
Conditional Use Permit	ZA	$ 3,233
	PC	$ 5,223
	CC	$ 6,544
Special Development Permit	PC	$ 5,281
	CC	$ 5,956

Application Type	Approving Body	Fee
Tentative Parcel Map	PC CC	$ 4,584 $ 4,930
Tentative Subdivision Map (1 to 25 lots)	PC CC	$ 6,485 $ 7,065
Additional fee for (26 to 100 lots)		$ 732
Additional fee for each 100 over		$ 445
Variance	PC CC	$ 3,228 $ 3,879
Boundary Line Adjustment	PD staff	$ 1,304 $ 778

Source: City of Elk Grove Fee Schedule
Note: CC - City Council, PC - Planning Commission, PD - Planning Director, ZA - Zoning Administrator

Table 1-45
Estimate of Development Fees for a 200-Lot Single-family Residential Project

Planning Application / Plan Check Fees	
Development Application [1]	$23,038
Environmental Assessment	$2,000
Environmental Document	Time/ materials basis.
Building Permits and Inspection	$137,400
Impact Fees	
CIP Facilities [2]	$2,000,000
Elk Grove Unified School District [3]	$876,200
Affordable Housing Fee[4]	$735,000
Utility Connection Charges	
Sewer Connection	$1,053,000
Water Connection	$928,200
TOTAL	**$5,754,638[5]**

Source: East Franklin Specific Plan; Sacramento Regional County Sanitation District, Stan Peterson; City of Elk Grove Building Department.

[1] Development application fee includes fees for processing a rezone, subdivision map, and development plan review
[2] Calculated from East Elk Grove Specific Plan Capital Improvement Program.
[3] Based on a 1300 square foot home, calculated at $3.37 per square foot building area.
[4] Waived for very low and low income units
[5] Environmental document fees and environmental impact fees are not included in the total.

Table 1 – 46
Estimate of Development Fees for an 80-unit Multifamily Residential Project

Planning Application / Plan Check Fees	
Development Application[1]	$11,404
Environmental Assessment	$2,000
Environmental Document	Time/materials basis
Building Permits and Inspection	$4,292
Impact Fees	
CIP Facilities[2]	$295,680
Elk Grove Unified School District[3]	$138,960
Affordable Housing Fee[4]	$146,960
Utility Connection Charges	
Sewer Connection	$39,600
Water Connection	$59,033
TOTAL	**$697,929[5]** **($8,724 per unit)**

Source: East Franklin Specific Plan; Sacramento Regional County Sanitation District, Stan Peterson; City of Elk Grove Building Department

[1] Includes fees for processing a development plan review.
[2] Calculated from East Elk Grove Specific Plan Capital Improvement Program.
[3] Calculated at $1.93 per square foot building area; building area calculated at 900 square feet of building area per dwelling unit.
[4] Waived for very low and low income units
[5] Environmental document fees and environmental impact fees are not included in the total.

Table 1 - 47
Estimate of Development Fees for a Residential Accessory Dwelling Project

Planning Application / Plan Check Fees	
Development Application[1]	$5,223
Environmental Assessment	$2,000
Environmental Document	Time/materials basis
Building Permits and Inspection[2]	$1,020
Impact Fees	
CIP Facilities	N/A
Elk Grove Unified School District[3]	$1,930
Utility Connection Charges	
Sewer Connection	$645
Water Connection	$4,841
TOTAL	**$15,659[4]**

Source: East Franklin Specific Plan; Sacramento Regional County Sanitation District, Stan Peterson; City of Elk Grove Building Department

[1] Development application fee includes fees for a conditional use permit.
[2] Based on a building valuation of $120,000.
[3] Calculated at $1.93 per square foot building area.
[4] Environmental document fees and environmental impact fees are not included in the total.

Table 1-48
East Franklin Specific Plan Area Impact Fees

Breakdown of Fees	Impact Fee
Building Permit	$596
Plan Check	$199
Zone Check	$10
Administration	$303
Fire	$791
Interchange	$867

Breakdown of Fees	Impact Fee
Landscape	$1,042
Library	$120
Park	$1,790
Recycled Water	$564
Roadway	$3,949
Supplemental Drainage	$814
Transit	$163
EG City-Wide Impact Fee	$956
Affordable Housing Fee[2]	$3,675 sf/ $1,837 mf
Sewer Inspection	$45
Total	**$15,884 single family** **$14,046 multifamily[1]**

Source: City of Elk Grove Building Department, July 2002

[1] Total cost based on a 1,639 square foot home within the East Franklin Specific Plan Area.

[2] Waived for very low and low income units

Table 1-49
East Elk Grove Specific Plan Area Impact Fees

Breakdown of Fees	Impact Fee
Building Permit	$1,305
Plan Check	$646
Zone Check	$32
Transit District 4	$117
Administration	$2
Affordable Housing Fee	$3,675 sf/$1,837 mf
EG City-Wide Impact Fee	$956
Sewer Inspection	$45
Total	**$6,778 single family[1]** **$4,940 multifamily**

Source: City of Elk Grove Building Department, July 2002.

[1] Total cost based on a 3000 square foot home within East Elk Grove Specific Plan Area.

Development Permit and Approval Process

The development review and permitting process is utilized to receive, evaluate, and approve new development applications. The development review and permitting process ensures that new residential projects reflect the goals and policies of the General Plan and meets the intent and requirements of the zoning code.

Applications for development permits are made in writing to the Development Services Department. Applications vary depending on the permit being requested. In addition, some planning applications require public hearings. On average, development permits are processed in less than three months. Development permit approval processing in Elk Grove does not create any unnecessary delays or increases to the cost of housing.

There are different steps in the approval process a housing development must go through depending on the type and conditions of the development. Small single family developments which do not require a zone change only need building permits. Single family subdivisions and master home plans are required to conform to the Design Guidelines and are subject to staff review and either a City Planning Director approval or Planning Commission approval depending on the type of project. Multifamily developments that are less than eighty units require staff review and are subject to development plan review by the Planning Director. Multifamily developments of more than eighty units require both staff and Planning Commission review. Specific Plans, rezones, subdivisions and variances require staff, Planning Commission and City Council review. Multifamily development in commercial and business zone require the same procedures as in a residential zone.

Emergency and transitional shelters are permitted by right in the General Commercial zone and are subject to the stipulations under Title III, Chapter 20, Article 4 of the Zoning Ordinance. Emergency shelters do not require a use permit if they adhere to the development standards or special processing procedures. Title III, Chapter 20, Article 4 requires basic development standards such as, providing a telephone for use by clients, on-site personnel during hours of operation, provide adequate lighting, a maximum number of beds, and located near a transit corridor, etc.

Project application review is completed within 30 days of accepting an application. Determination of approval is usually based on consistency with the General Plan, character of adjacent land uses, adequate size and shape of lots, zoning compliance, and conformance with design standards. In general, a development plan review takes 45 days for staff development review and 90 days when involving the Planning Commission. A project that requires approval from the City Council will require more time. Many other factors can also factor into the determination of approval like public sentiment. An approved development plan is in effect for three years.

Various development review activities, such as general plan amendments, rezones, and specific plans, require the preparation of an environmental document (i.e., environmental impact report, negative declaration) before a project can be

approved. The requirement to prepare an environmental document can substantially lengthen the development review process, sometimes taking up to one year to obtain project approval. However, the cost associated with preparing an environmental document is not considered to disproportionately effect constraints on residential development in Elk Grove. The costs associated with development project review will vary between projects. Elk Grove utilizes an efficient and comprehensive approach towards development review and permitting that allows for quick response to developer applications. The City utilizes many practices to expedite application processing, reduce costs, and clarify the process to developers and homeowners. Increased development costs resulting from delays in the City's development review and permitting process are not considered a constraint on housing development.

Affordable Housing Impact Fee

The City Council approved an impact fee on all new market rate residential development in the City. The amount is currently set at $3,675 per unit for single family and $1,837 per unit for multifamily. This fee is waived for residential units affordable to very low or low income households. The money collected from this fee is placed into the City's Affordable Housing Trust Fund.

8. OPPORTUNITIES FOR ENERGY CONSERVATION

Energy related costs could directly impact the affordability of housing in Elk Grove, particularly with California in a midst of an energy crisis. Title 24 of the California Administrative Code sets forth mandatory energy standards for new development and requires the adoption of an "energy budget." Subsequently, the housing industry must meet these standards and the City is responsible for enforcing the energy conservation regulations. Alternatives that are available to the housing industry to meet the energy standards include:

- A passive solar approach that requires suitable solar orientation, appropriate levels of thermal mass, south facing windows, and moderate insulation levels.
- Higher levels of insulation than what is previously required, but not requiring thermal mass or window orientation requirements.
- Active solar water heating in exchange for less stringent insulation and/or glazing requirements.

The utility companies serving Elk Grove, including SMUD and PG&E, offer various programs to promote the efficient use of energy and assist lower income customers. The programs offered by SMUD include

SMUD provides electricity to the Sacramento metropolitan area. SMUD has a free shade tree program where homes with eastern, western, or southern exposure that heats up during the day could receive free trees from SMUD. In addition, SMUD provides rebates and financing assistance for the replacement and installation of energy efficient equipment and materials. Examples of the programs and rebates include the installation of central air conditioning, installation of Energy Star sun reflecting coating, duct improvements, installation of insulation, and installation of a solar water heater.

PG&E provides natural gas to consumers in Elk Grove and provides a variety of energy conservation services for residents. In addition, PG&E offers energy assistance programs for lower income households to help lower income households to conserve energy and control utility costs. These programs include the California Alternate Rates for Energy (CARE) and the Relief for Energy Assistance through Community Help (REACH).

The CARE program provides a 15 percent monthly discount on gas and electric rates to households with qualified incomes, certain non-profit organizations, homeless shelters, hospices, and other qualified non-profit group living facilities.

The REACH program provides one-time energy assistance to customers who have no other way to pay their energy bill. The intent of REACH is to assist low-income households, particularly the elderly, disabled, sick, working poor, and the unemployed, who experience hardships and are unable to for their necessary energy needs.

In addition, the State Department of Health and Human Services funds the Home Energy Assistance Program (HEAP). HEAP provides financial assistance to eligible low-income persons to offset the costs of heating and/or cooling their housing unit.

9. RELATIONSHIP TO OTHER ELEMENTS

State Law requires that "...the general plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies..." The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement and development of housing within the City.

This Housing Element is prepared as part of the City's first comprehensive General Plan. All elements of the Elk Grove General Plan have been reviewed for consistency with the other elements and completed in coordination with the Housing Element. Implementation of this Housing Element, as well as other elements of the General Plan, will require amendments to the Zoning Code.

10. REVIEW OF PREVIOUS ELEMENT

The City of Elk Grove incorporated in 2000. This is the City's first Housing Element; therefore, review of a previous element is not applicable. The City does not have any other plans, such as a Consolidated Plan or Affordable Housing Strategy, that provide policies and goals pertaining to housing.

11. PUBLIC PARTICIPATION

The public workshops were noticed in the Elk Grove Citizen and workshop announcements were posted at local apartment complexes, the Elk Grove Senior Center, the library, and the food closet. The City also notified Sacramento Housing and Redevelopment Agency, Legal Services of Northern California, Sacramento Mutual Housing, Sacramento Housing Alliance, and Mercy Housing.

In preparation of the Housing Element, the public was provided the opportunity to help shape Elk Grove's housing policies and implementation strategies. The City conducted three housing workshops to receive public input concerning affordable housing. Specifically, two of the workshops focused on receiving public input on what policies and programs for assisting and encouraging affordable housing would work in Elk Grove and ways to conserve and improve existing affordable housing in the City. In addition, the workshops asked for input as to what type of affordable housing would be appropriate in Elk Grove. One public workshop was held jointly with the City Council and General Plan Advisory Committee. Local housing providers, housing advocates, and representatives from SACOG and from the Housing Policy Division of the Department of Housing and Community Development made presentations regarding the needs of low income housing groups, programs useful to housing providers, State law concerning housing, the regional housing needs allocation process

The workshops provided information on the State requirements for the City's Housing Element and background information on what is considered affordable housing and the different ways to implement and promote affordable housing in communities. In addition, information was provided that explained the special housing needs groups that could be addressed in the Housing Element.

In addition to the public workshops, the General Plan Advisory Committee has held numerous workshops regarding housing issues, specifically appropriate policies for the City and identification of adequate sites for multifamily and affordable housing development.

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Land Use Element

Land Use is often considered the "heart" of the General Plan. The statement of future land uses describes how the City believes it should develop in the future—where housing, shopping, open space, and other uses should occur. The Land Use Policy Map, therefore, shows the Elk Grove which its residents, businesses, and decision-makers wish to achieve.

GlobeXplorer
© 2002 GlobeXplorer, Eastman Kodak Company

Homes, apartments, and commercial uses mix in this aerial photo of the area near Laguna and Franklin boulevards.

Where open land exists in Elk Grove (as described in the Background Report), the Land Use Policy Map describes what type of new land uses are desired—or whether existing open lands will be retained for agriculture, habitat, or other uses. In some areas, the Land Use Policy Map shows future uses, which differ from the existing land uses; in these areas, the General Plan foresees change and a transition to new land uses.

LAND USE POLICY AREAS

This General Plan establishes several "Land Use Policy Areas," which have been designated to reflect existing and pending major project approvals, or to reflect the need for more detailed land use planning at a future date. The following policy areas are discussed in this Element:

- East Franklin
- East Elk Grove
- Laguna Ridge
- Old Town Elk Grove
- South Pointe
- Southeast Area

Please refer to the sections of this Element for each Policy Area for further information.

ESTATE AND RURAL RESIDENTIAL AREAS/RURAL "SHELDON" AREA

The "Sheldon" area in the eastern portion of Elk Grove is recognized as an area with unique characteristics—the "rural lifestyle" of this area, typified by homes on lots generally two acres in size and larger, is recognized in the Vision Statement of this General Plan as a major community asset to be preserved and protected from urban encroachment. This Element contains policies, which are intended to preserve and enhance the character of this area.

OLD TOWN ELK GROVE

Old Town Elk Grove represents a significant resource of local and national importance—Old Town is listed on the National Register of Historic Places as an excellent example of a 19th Century California town. This Element contains policies intended to increase the protection given to the historic buildings in Old Town (both inside and outside of the current Old Town Elk Grove Special Planning Area) and elsewhere in the city.

EAST ELK GROVE

The East Elk Grove Specific Plan was adopted by the County of Sacramento prior to incorporation, and had begun development before Elk Grove became a city. The East Elk Grove Specific Plan is designated as a Policy Area by this General Plan, with the intent of ensuring that the Specific Plan remains consistent with the General Plan.

EAST FRANKLIN

Adopted in May 2000, prior to the incorporation of Elk Grove, the East Franklin Specific Plan covers a large portion of the city's growth area, and will ultimately include more than 10,000 homes. This Element designates the East Franklin area as a Policy Area, and envisions the implementation of the East Franklin Specific Plan to achieve the City's land use goals in this area.

LAGUNA RIDGE

The Laguna Ridge area is addressed in detail in the Laguna Ridge Specific Plan. This General Plan designates the Laguna Ridge area with specific land use categories, and requires that the Specific Plan be used to implement this General Plan's policies for the area. The Laguna Ridge Specific Plan is designated as a Policy Area by this General Plan, with the intent of ensuring that the Specific Plan implements the General Plan.

SOUTHEAST AREA

The Southeast Area is generally located south of the "Laguna Ridge" area, and remains (as of 2004) the last large, unplanned portion of Elk Grove's growing southwest quarter. This General Plan designates the Southeast Area as a Policy Area, and requires further detailed planning at a future date.

SOUTH POINTE

Planning for this area in the south central portion of Elk Grove was begun prior to the City's incorporation. The overall concept for this area is the development of a primarily residential area with office and retail uses as well. Specific policies dealing with this project are included in this Element. This General Plan designates the South Pointe area as a Policy Area.

URBAN STUDY AREAS

Located outside the current city limits, these areas (south of Kammerer Road and Grant Line Road) are envisioned by this General Plan as areas in which future study should be done in order to determine the extent to which urban growth should occur and in what form growth should be permitted. These areas are, as of this Plan's adoption, within the jurisdiction of the County of Sacramento.

TRAILS AND OPEN SPACE

Trails and open space are an important part of the overall pattern of land uses in Elk Grove, providing aesthetically pleasing and functional aspects to the community's residential and commercial areas.

Policies related to trails and open space are contained in the Parks, Trails, and Open Space Element of this General Plan.

SPHERE OF INFLUENCE AND ANNEXATION

This General Plan provides land use planning for the city and a larger Planning Area. The Planning Area is intended to be an area in which the City has an interest in guiding land use decisions by the County of Sacramento, and is envisioned as the area into which the incorporated city boundaries may eventually expand.

LAND USE CONSTRAINTS: SAFETY, NOISE, FLOODING, AND OTHER ISSUES

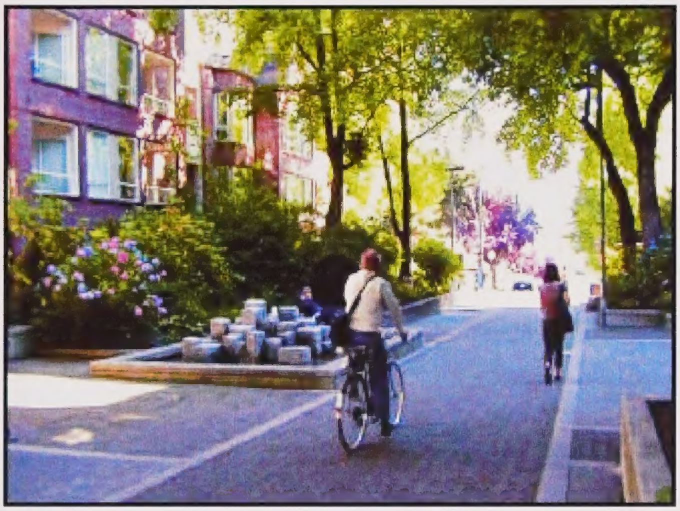
The Land Use Policy Map included in this Element is not intended to show—and does not show—all constraints which may affect the ability of any particular parcel of land to be developed. Many constraints, such as safety issues, sensitive biological resources, noise, flooding, easements held by others, etc., may make development of land for some uses unsuitable or financially less feasible.

Please see the Noise and Safety Elements for policies related to noise, flooding, and other safety

Many factors can affect the development potential of property. Persons wishing to determine the development potential of property in Elk Grove should consult the various Elements of this General Plan, the General Plan Background Report, the General Plan EIR, and other sources of information, such as updated flood maps, biological maps, easements, and the like.

issues.

URBAN DESIGN



"Urban design" generally refers to the design of public and private buildings and spaces; it is urban design which gives rise to the "look" of a community. The City of Elk Grove recognizes that the public's interest is served by ensuring that new development in the city is of a high level of quality, and adheres to basic levels of design and quality.

AREAS SUBJECT TO FLOODING

Portions of Elk Grove as identified in the General Plan Background Report are subject to flooding. The Conservation and Safety elements of this General Plan include policies that address the use of land subject to flooding.

INTERAGENCY COOPERATION

Interagency cooperation is of critical importance in Elk Grove, where several outside agencies are responsible for providing critical public services such as water, sewer, flood control, fire protection, and parks. This Element contains policies that state the City's desire to maintain strong working relationships with these agencies to ensure the efficient provision of all services to the residents and businesses of Elk Grove.

The establishment of a Land Use Policy Map and its related policies is one of the most important functions of the General Plan, since the map and policies will determine the future land uses and character of the city. The Land Use Policies of the General Plan implement these Guiding and Focused Goals:

Guiding Goal 1: A High Quality of Life for All Residents

Focused Goal 1-1: A safe community, free from manmade and natural hazards

Focused Goal 1-3: A balanced and efficient transportation system

Focused Goal 1-5: Excellence in the design of new development

Focused Goal 1-6: Safe and affordable housing for all persons

Focused Goal 1-8: Creation and maintenance of a strong, positive community image for Elk Grove

Focused Goal 1-9: A pattern of land use which enhances the community character of Elk Grove, provides employment and shopping opportunities to serve residents and the region, which provides for use of transit, and which protects Elk Grove's unique historical and natural features

Guiding Goal 2: Diversified Economic Base

Focused Goal 2-1: A business community which includes a diversity of office uses, locally oriented and regionally oriented retail and services, and a diversity of residential types

Focused Goal 2-2: A balance between the numbers and types of workers residing in Elk Grove and opportunities for employment in the city

Focused Goal 2-4: Creation of Elk Grove as a desired place to locate major employment-generating uses

Guiding Goal 3: Protection of the Natural Environment

Focused Goal 3-1: Development which recognizes environmental constraints and is designed and operated to minimize impacts on the environment

Focused Goal 3-2: Open space lands in proximity to Elk Grove which provide for agricultural use and habitat for native species

Focused Goal 3-3: Natural resources managed and protected for the use and enjoyment of current and future generations

Focused Goal 3-4: Preservation and enhancement of Elk Grove's natural areas, in particular the areas within the floodplain of the Cosumnes River

Guiding Goal 4: Preservation and Enhancement of Elk Grove's Unique Historic and Natural Features

Focused Goal 4-1: Preservation and enhancement of Elk Grove's historic structures and districts

Focused Goal 4-2: Preservation of the large oak and other tree species which are an important part of the City's historic and aesthetic character

Guiding Goal 5: Preservation of the Rural Character of Elk Grove

Focused Goal 5-1: Retention of those areas identified for 2-acre and larger lots on the Land Use Map as a rural area through land use and infrastructure controls

Focused Goal 5-2: Maintenance of those features that provide the character of Elk Grove's rural areas, including: large oak and other trees, small local roadways, animal keeping and raising, equestrians, agriculture, and limited commercial opportunities

LAND USE POLICIES

LU-1 The City of Elk Grove recognizes the value of using the City's land use authority to regulate the use of land within the city, the uses which can take place upon lands in Elk Grove, the arrangement of public and private buildings, and the design of public and private development in order to create an attractive, vibrant community which fulfills the goals expressed in this General Plan.

LU-2 The City's Land Use Policy Map (figure LU-1) illustrates the planned land uses for lands within Elk Grove and the Planning Area outside the city limits. The following land use categories and definitions shall be used in the assignment of zoning categories and in the review of proposed projects. *(Note: The "Former GP Designation" reflects the land use designation(s) from the previous General Plan which most closely correspond to the designations used in this General Plan. This is provided for informational purposes only.)*

Commercial Land Uses	
Designation	**Notes**
Commercial	Generally characterized by office, professional, and retail uses in any mix. Residential uses are not permitted. *Former GP Designation: Commercial/Office*
Office	Generally characterized by office and professional land uses; may include ancillary retail sales. No residential uses permitted. *Former GP Designation: Commercial/Office*
Office/Multi-Family	Generally characterized by office and professional land uses; may include ancillary retail sales. Also includes high density residential development. *Former GP Designation: Commercial/Office*
Commercial/Office	Generally characterized by office, professional, and retail uses in any mix. Residential uses are not permitted. *Former GP Designation: Commercial/Office*
Commercial/Office/ Multi-Family	Generally characterized by office, professional, and retail uses in any mix. Also includes high density residential development. *Former GP Designation: Commercial/Office*
Light Industry	Generally characterized by industrial or manufacturing activities, which occur entirely within an enclosed building. *Former GP Designation: Intensive Industrial*
Heavy Industry	Generally characterized by industrial or manufacturing activities, which may occur inside or outside of an enclosed building. *Former GP Designation: Extensive Industrial*

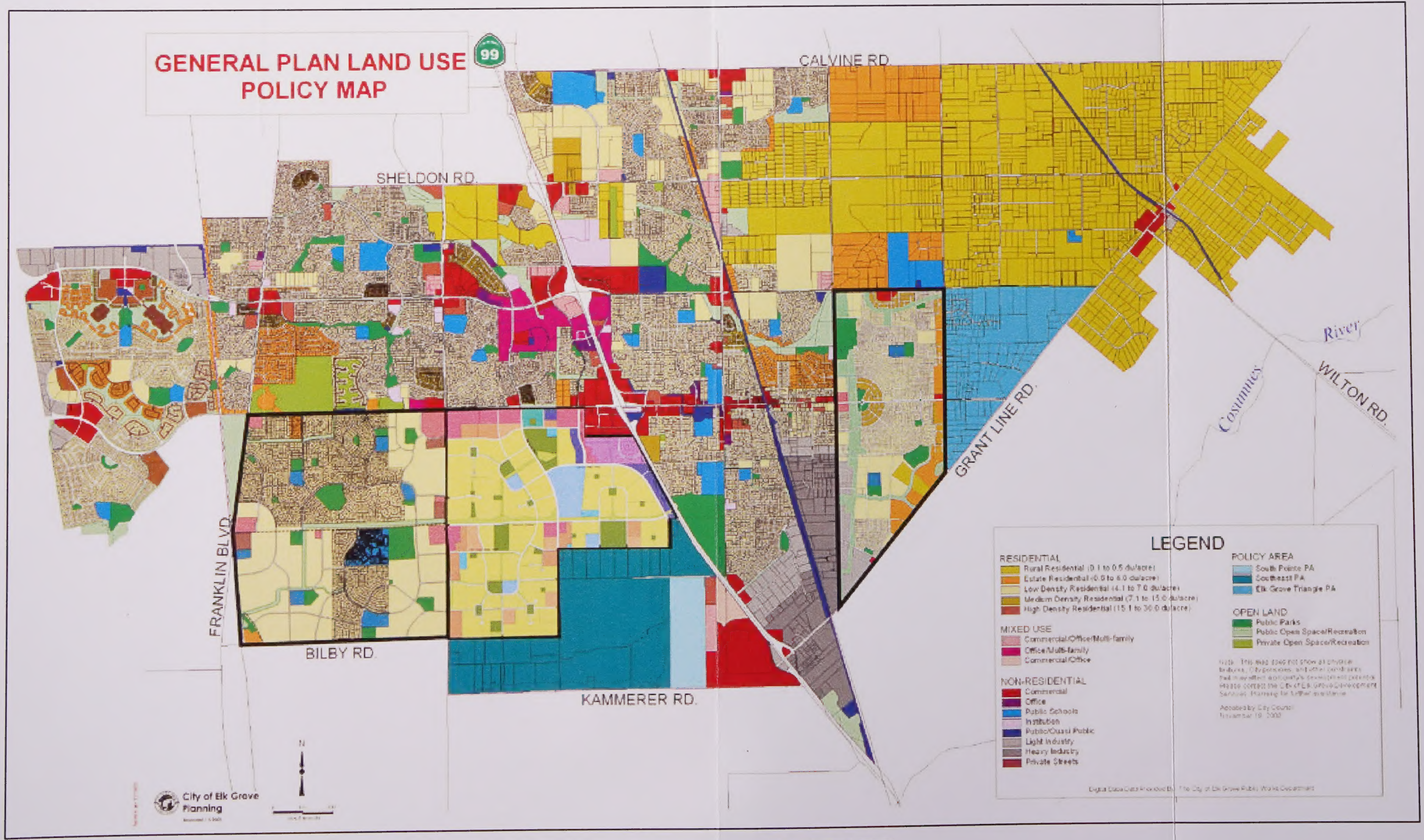
Public, Quasi-Public, and Open Space Land Uses *Note: These categories will typically be applied to lands after acquisition by the City or another agency has occurred, or after the acceptance of roadways by the City or Caltrans, and are intended to reflect existing land uses, rather than planned facilities.*	
Designation	**Notes**
Public/Quasi-Public	Includes lands owned by the City of Elk Grove, the Elk Grove Unified School District (with the exception of public schools), the Elk Grove Community Services District (with the exception of public parks), and other public agencies. *Former GP Designation: Public and Quasi Public*
Public Parks	Includes public parks owned by the Elk Grove Community Services District or other public agencies. *Former GP Designation: Recreation*
Public Open Space/Recreation	Includes lands owned by **public** entities which have been reserved for open space uses such as habitat mitigation, lakes, trails, golf courses, and similar uses *Former GP Designation: Recreation and Natural Reserve*
Private Open Space/Recreation	Includes lands owned by **private** entities, which have been reserved for open space uses such as habitat mitigation, lakes, trails, golf courses, and similar uses. Included in this category are commercial recreation facilities principally oriented to outdoor uses. *Former GP Designation: Recreation and Natural Reserve*
Public Schools	Includes public schools or sites (K-12) owned and operated by the Elk Grove Unified School District or other public school districts. *Former GP Designation: None*
Institutional	Includes facilities such as hospitals, congregate care facilities, and the like. *Former GP Designation: Public and Quasi Public*

Private Streets	Used to designate existing private streets; locations of planned private streets are not shown on the General Plan Land Use Map *Former GP Designation: None*	
Residential Land Uses		
Residential Land Use Designations	**Dwelling Units Per Gross Acre**	**Notes**
Rural Residential *Former GP Designation: Agricultural Residential*	0.1 - 0.5	Minimum lot size: 2 to 10 acres. Areas with minimum lot size greater than 10 acres are included in agricultural land use categories.
Estate Residential *Former GP Designation: Agricultural Residential and Low Density Residential*	0.51 – 4.0	Lot sizes range from ¼ acre to 2 acres
Low Density Residential *Former GP Designation: Low Density Residential*	4.1+ - 7.0	Lot sizes vary, generally from approximately 6,000 to 10,000 SF
Medium Density Residential *Former GP Designation: Low Density Residential and Medium Density Residential*	7.1+ - 15.0	May include small lot single family development or condo/ townhome-type development
High Density Residential *Former GP Designation: Medium Density Residential and High Density Residential*	15.1+ - 30.0	May consist of apartments, condominiums, or clustered single family
Agriculture		
Designation	**Minimum Parcel Size (Gross Acres)**	**Notes**
Rural Agriculture	10 – 20	Residential uses permitted; one dwelling unit per parcel
General Agriculture	20+	This designation applies to areas outside the 2002 city limits only.

Other Designations	
Designation	**Notes**
Urban study area	Area is not planned for specific urban uses, but is subject to preparation of detailed land use feasibility planning and analysis (see Land Use Element text for further information)

LU-2-Action 1: Regularly update the Land Use Policy Map as development projects are approved to designate new roadways, schools, etc. for the uses shown in the "Public, Quasi-Public, and Open Space Land Uses" land use categories.

Figure LU-1: Land Use Policy Map


GENERAL PLAN LAND USE POLICY MAP
99
CALVINE RD.
SHELDON RD.
FRANKLIN BLVD.
BILBY RD.
KAMMERER RD.
GRANT LINE RD.
WILTON RD.
Cosumnes River
LEGEND
RESIDENTIAL
Rural Residential (0.1 to 0.5 du/acre)
Estate Residential (0.6 to 4.0 du/acre)
Low Density Residential (4.1 to 7.0 du/acre)
Medium Density Residential (7.1 to 15.0 du/acre)
High Density Residential (15.1 to 30.0 du/acre)
MIXED USE
Commercial/Office/Multi-family
Office/Multi-family
Commercial/Office
NON-RESIDENTIAL
Commercial
Office
Public Schools
Institution
Public/Quasi Public
Light Industry
Heavy Industry
Private Streets
POLICY AREA
South Pointe PA
Southeast PA
Elk Grove Triangle PA
OPEN LAND
Public Parks
Public Open Space/Recreation
Private Open Space/Recreation
Adopted by City Council
November 19, 2003
Digital Data Provided By: The City of Elk Grove Public Works Department
City of Elk Grove Planning
N

Note: This figure is intended to be viewed in color. Some information may not display correctly in black and white.

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LU-3 The following table illustrates the Zoning Districts, which implement the land use categories shown on the Land Use Policy Map of this General Plan.

Land Use Category	Zoning Districts
Commercial	AC, LC, GC, SC, TC
Office	BP, MP
Office/Multi-Family	Current Zone: BP Proposed new Zone: BP/MF
Commercial/Office	Proposed new Zone: C/O
Commercial/Office/Multi-Family	Current Zones: AC, LC, GC, SC, TC Proposed new Zones: LC/MF, GC/MF, SC/MF C/O/MF
Light Industry	MP, M1
Heavy Industry	M2
Public and Quasi-Public	Public/Quasi Public land uses may be allowed in residential, office, or industrial zoning districts, and in the O zoning district
Public Schools	Institutional uses may be allowed in residential, office, or industrial land use districts
Public Parks	O; Public parks may also be allowed in residential zoning districts
Open Space/Recreation	O; Open space uses may also be allowed in residential zoning districts
Institutional	Institutional uses may be allowed in residential, office, or industrial land use districts
Rural Residential	AR-10, AR-5, AR-2
Estate Residential	AR-1, RD-1, RD-2, RD-3
Low Density Residential	RD-4, RD-5, RD-6, RD-7
Medium Density Residential	RD-10, RD-15
High Density Residential	RD-20, RD-25, RD-30
Rural Agriculture	AR-10, AG-20
General Agriculture	AG-20, AG-80
Urban study area	AG zoning districts
Private Streets	PS (New zoning district)

The Zoning Map and all other land use approvals, including Specific Plans and Special Planning Areas, shall be consistent with the Land Use Policy Map of this General Plan.

LU-3-Action 1 Amend the Elk Grove Zoning Code to add mixed-used zones to implement the mixed use land use designations, and apply this zoning to lands so designated on the Land Use Policy Map.

LU-3-Action 2 Not more than six months after the adoption of this General Plan initiate a Zoning Consistency Program to amend the Zoning Map to provide for conformance with the Land Use Policy Map.

LU-3-Action 3 As part of the Zoning Consistency program noted in Action 1 above, make the following changes to the Elk Grove Zoning Code:

- Revise the list of permitted uses to allow multi-family development in LC, GC, and SC zones or their equivalent.
- Consider creating a Neighborhood Commercial zoning district to provide for a limited range of neighborhood-serving retail and service uses which exclude the following:
    - Drive-up or drive-through fast food restaurants (other types of drive-through uses, such as drug stores and ATM machines, may be considered)
    - Sale of alcoholic beverages for on-site or off-site consumption
    - Automotive service

  The Neighborhood Commercial zoning district may also provide for limited hours of operation for all uses to limit potential adverse effects on adjacent residential areas.

- Revise the list of permitted uses to limit multi-family density in the BP or equivalent zoning district to no more than 25 units per acre.
- Develop "mixed-use" or overlay zoning districts to implement the retail/multi-family and office/multi-family land use designations of the Land Use Policy Map.
- Add an RD-6 zoning district.
- Add a "PS" or similar zoning district to be applied to private streets.
- Add an "Institutional" or similar zoning district to be applied to schools, City property, and other public lands.
- Add performance standards to the Zoning Code related to issues such as radio interference, noise, vibration, smoke/dust, heat, and light/glare to reduce the potential for off-site impacts created by commercial and industrial land uses.

LU-4 All land use approvals, including, but not limited to:

- Zoning,
- Planning documents (such as Specific Plans and Special Planning Areas),
- Tentative Maps,
- Conditional Use Permits,
- Etc.,

shall be required to conform with the General Plan.

LU-5 Subsequent plans which implement the Land Use Policy Map may blend uses or residential densities as part of a master-planned project, provided that the overall development intensity shown on the Land Use Policy Map is not exceeded.

LU-6 Multi-family housing development in excess of 15 dwelling units per gross acre should be located according to the following general criteria. Flexibility may be applied on a case-by-case basis for sites, which vary from these guidelines.

- Multi-family housing sites should generally be no smaller than eight (8) acres and no larger than fifteen (15) acres. *The minimum size is intended to ensure on-site management; the maximum size is intended to reduce the potential for public safety problems*
- Individual sites should be located at least one-third (1/3) mile apart. *This is intended to reduce the potential for over-concentration of multi-family uses in any part of Elk Grove.*
- Multi-family housing sites should be located close to commercial areas, major roadways, and public transit to encourage pedestrian rather than vehicle traffic.
- Senior/assisted living housing projects may be appropriate at sizes and spacing below typical thresholds, due to the reduced traffic and other impacts generally associated with these uses.

Please also refer to the Conservation/Air Quality and Circulation elements for policies related to:

- *Clustering of development to protect natural areas*
- *Encouraging location of intensive uses near transit facilities*

LU-7 The City encourages disclosure of potential land use compatibility issues such as noise, dust, odors, etc., in order to provide potential purchasers with complete information to make informed decisions about purchasing property.

LU-7-Action 1 Within two years of the adoption of this General Plan, adopt an ordinance requiring the disclosure of potential nuisance issues. This ordinance shall include a requirement that the information disclosed be reviewed and approved by the City, and that the disclosure be included in the title to the property to ensure notification of all future purchasers.

LU-8 Develop a fiscally sound strategy to encourage a mix of uses that meet the City's needs and provide sufficient tax base to maintain adequate community service levels. Development of new businesses expands the property tax base and

increases sales tax both directly and indirectly. Ways to increase City revenues have become increasingly important as a means to ensure adequate services levels and quality of life.

LU-8-Action 1 Periodically study typical tax revenues generated by Elk Grove business types to determine the kinds of businesses that are fiscally advantageous to the City.

LU-8-Action 2 Monitor the impact of City controlled taxes to establish the level of such taxes that will attract desired businesses and to maintain them in Elk Grove.

LU-8-Action 3 Monitor revenues generated by different economic sectors on an ongoing basis.

LU-8-Action 4 Continue to evaluate and promote the desirable maximum potential build-out in each of the City's commercial and industrial areas.

LU-8-Action 5 Monitor land use in each commercial area with the intention of assuring that departing businesses are replaced by new uses consistent with City goals.

LU-9 Land uses in the vicinity of areas designated as "Heavy Industry" on the Land Use Policy Map should include transitions in intensity, buffers, or other methods to reduce potential impacts on residential uses. Buffers may include land designated for other uses, such as Light Industry, commercial, or open spaces.

LU-10 The City should seek to designate sufficient land in all employment-generating categories to provide a minimum 1:1 correspondence between Elk Grove's working population and jobs in categories matching their employment level.

LU-10-Action 1 Review the Land Use Policy Map, employment information, developed employment-generating uses, and other pertinent information at least bi-annually to determine whether the Map should be amended to provide additional office, retail, or industrial uses.

LU-11 The City shall support the development of neighborhood-serving commercial uses adjacent to residential areas, which provide quality, convenient and community-serving retail choices in a manner that does not impact neighborhood character.

LAND USE POLICIES: AREAS OUTSIDE THE INCORPORATED AREA OF ELK GROVE

LU-12 The Land Use Policy Map for the Planning Area (Figure LU-2) provides conceptual land use policy for the area outside the current incorporated boundaries of Elk Grove. This policy is intended as a statement of the City's long-term vision for this area; these lands remain under the jurisdiction of Sacramento County. Except where specifically indicated, the City's land use policy for areas outside the city limits reflects the County of Sacramento's land use policy as it existed on December 31, 2002.

LU-12-Action 1 Following the annexation of any area within the Planning Area to the City of Elk Grove, initiate any planning process necessary to implement the land uses shown in the Land Use Policy Map for the Planning Area.

LAND USE POLICIES: SPHERE OF INFLUENCE AND ANNEXATION

LU-13 The City will work with the Sacramento Local Agency Formation Commission to establish and update a Sphere of Influence, which reflects the City's near-term goals for potential additions to the corporate boundaries.

LU-14 The City shall apply the following policies to potential annexations:

- Annexations should conform to an orderly expansion of city boundaries within planned urban growth areas and

provide for a contiguous development pattern.

- Annexations should include a comprehensive land use plan for the affected territory, including Pre-zoning and a plan for infrastructure financing and phasing;
- Annexations should:
  - Constitute fiscally sound additions to the existing City.
  - Be consistent with State law and Local Agency Formation Commission policies, standards and criteria.
  - Preserve neighborhood identities.
  - Ensure the provision of adequate municipal services.
  - Be consistent with General Plan and Community Plan land use policies.
  - Incorporate Smart Growth criteria for sustainable economic growth while maintaining environmental integrity, and providing for social equity.
  - Promote fiscally sound, efficient service boundaries.

LU-15 The City shall encourage annexations initiated by landowner/residents, which are consistent with the City's policies.

LAND USE POLICIES: URBAN STUDY AREAS

LU-16 The areas designated in the Planning Area as "Urban Study Areas" are envisioned as areas in which urbanization to some extent could occur, generally in compliance with the following criteria:

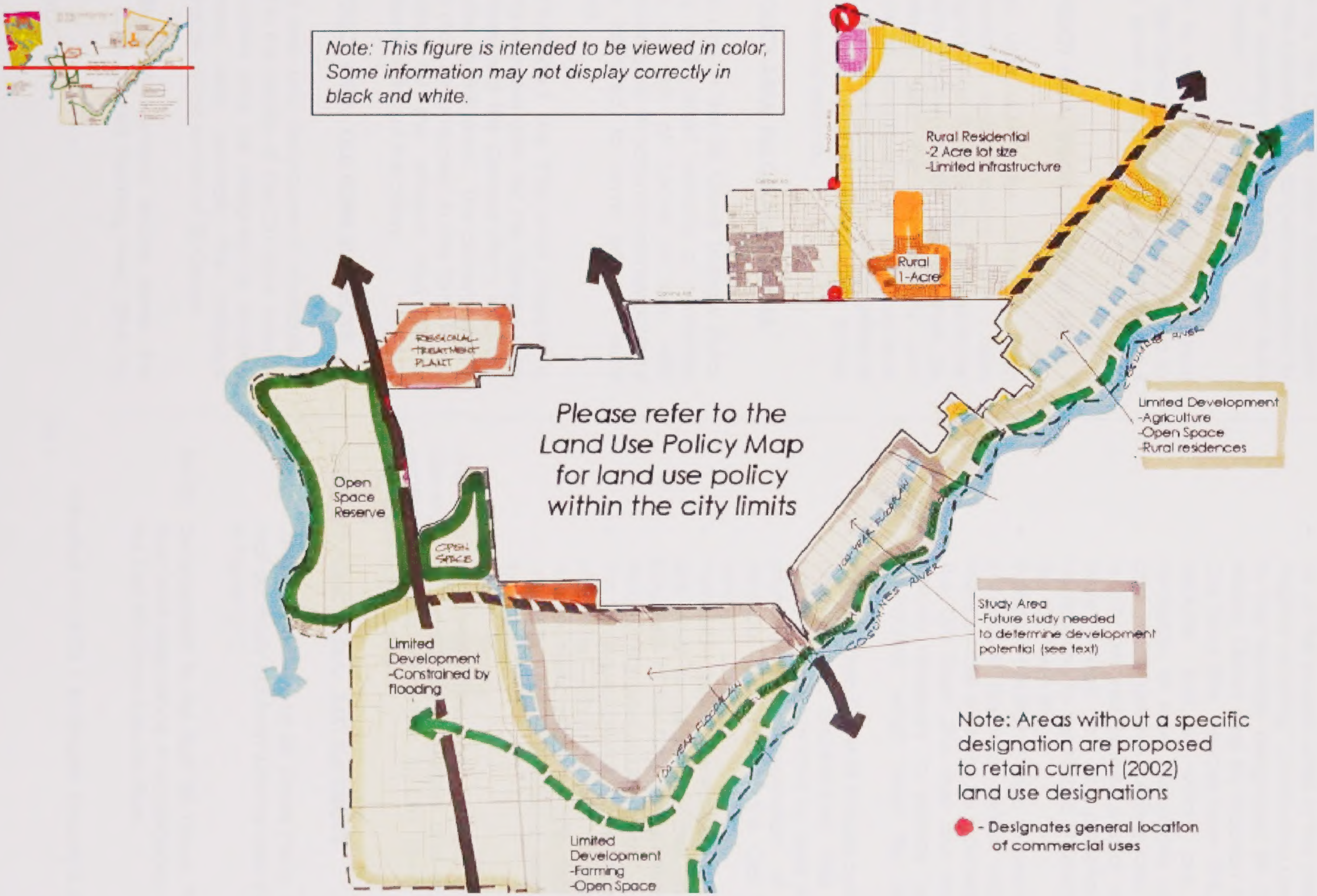
- Development should be limited to areas outside of the 100-year floodplain.
- Development should take place in compliance with the goals and policies of this General Plan.
- Any study of potential land uses in these areas should be accomplished in cooperation with the County of Sacramento, the Sacramento Local Agency Formation Commission, and other agencies and parties with ownership or jurisdiction of lands in and near the study area.
- Any study of land uses in these areas should be accompanied by an environmental evaluation of the potential impacts of development.
- Prior to the completion of land use studies, the City's policy is that County of Sacramento land use designations in effect as of December 31, 2002, are retained.

LU-16-Action 1 Work with the County of Sacramento to establish and implement a program to study the potential for these areas to support urban development.

LU-17 Implement a comprehensive and city-wide strategy for the preservation of open space, habitat and agriculture, both inside and outside the City's existing city limits.

LU-17-Action 1 Within 90 days of the adoption of this General Plan, staff shall bring to the City Council for its consideration options available for the strategic funding, acquisition and management of land in and proximate to the City for the purposes of preserving open space, habitat and agriculture.

Figure LU-2: Planning Area Land Use Concept



Note: This figure is intended to be viewed in color, Some information may not display correctly in black and white.

Please refer to the Land Use Policy Map for land use policy within the city limits

Note: Areas without a specific designation are proposed to retain current (2002) land use designations

● - Designates general location of commercial uses

Rural Residential
-2 Acre lot size
-Limited infrastructure
Rural
1-Acre
REGIONAL TREATMENT PLANT
Open Space Reserve
OPEN SPACE
Limited Development
-Agriculture
-Open Space
-Rural residences
Study Area
-Future study needed to determine development potential (see text)
Limited Development
-Constrained by flooding
Limited Development
-Farming
-Open Space
100-YEAR FLOODPLAIN
COSUMNES RIVER

LAND USE POLICIES: ESTATE AND RURAL RESIDENTIAL AREAS

Please refer to the Conservation and Air Quality Element of this General Plan for policies related to clustering of development in Estate and Rural Residential areas.

Please refer to the Public Facilities and Finance Element of this General Plan for policies related to provision of sewer service in the Rural Residential area.

LAND USE POLICY AREA: RURAL "SHELDON" AREA

LU-18 Land uses within the "Sheldon" area (generally encompassing the area designated for Rural Residential uses in the eastern portion of Elk Grove) shall be consistent with the community's rural character, emphasizing lot sizes of at least two gross acres, roadways which preserve the area's mature trees, and limited commercial services.

LAND USE POLICY AREA: ELK GROVE TRIANGLE

LU-19 Land uses in the Elk Grove Triangle Policy Area shall consist primarily of residential uses on lots of 1acres in size, with approximately 40 acres of commercial land uses intended to serve primarily local needs.

LU-19-Action 1 The City shall prepare a comprehensive plan for the Triangle Area to implement the General Plan's land use policies for this area. The comprehensive plan may be prepared in any form which provides for the efficient and proper implementation of this policy.

LAND USE POLICY AREA: OLD TOWN ELK GROVE

LU-20 Land uses and development standards in and in the vicinity of the Old Town area of Elk Grove shall be designed to protect, improve, and promote the historical character of this portion of Elk Grove.

LU-20-Action 1 Amend and/or revise the Old Town Special Planning Area (SPA) to ensure that all of the following criteria are met:

- All of the parcels listed in the National Register as being "contributing parcels" to the federally designated Elk Grove Historic District shall be included in the Old Town SPA. The Old Town SPA shall exclude parcels which are not necessary to meet the above criteria and which contain existing land uses which are not historic and/or which have limited or no potential for contributing to the historic character of the Old Town SPA.
- Sufficient additional area to provide a continuous boundary which includes these parcels shall also be included.
- The Old Town SPA shall also include parcels necessary to provide logical boundaries, which meet the above criteria.
- The Old Town SPA shall include detailed development, architectural, and land use standards intended to assist in the protection and promotion of the historical character of the Old Town area.
- Permissible land uses in the Old Town SPA shall exclude uses that, in the judgment of the City, detract from the historic character of Old Town.
- The SPA should provide for coordination with the City's overall economic development efforts to help maintain and improve the economic vitality of this area.

See also the Historic Resources Element of this General Plan for additional policies and actions related to historic resources in Old Town and elsewhere in Elk Grove.

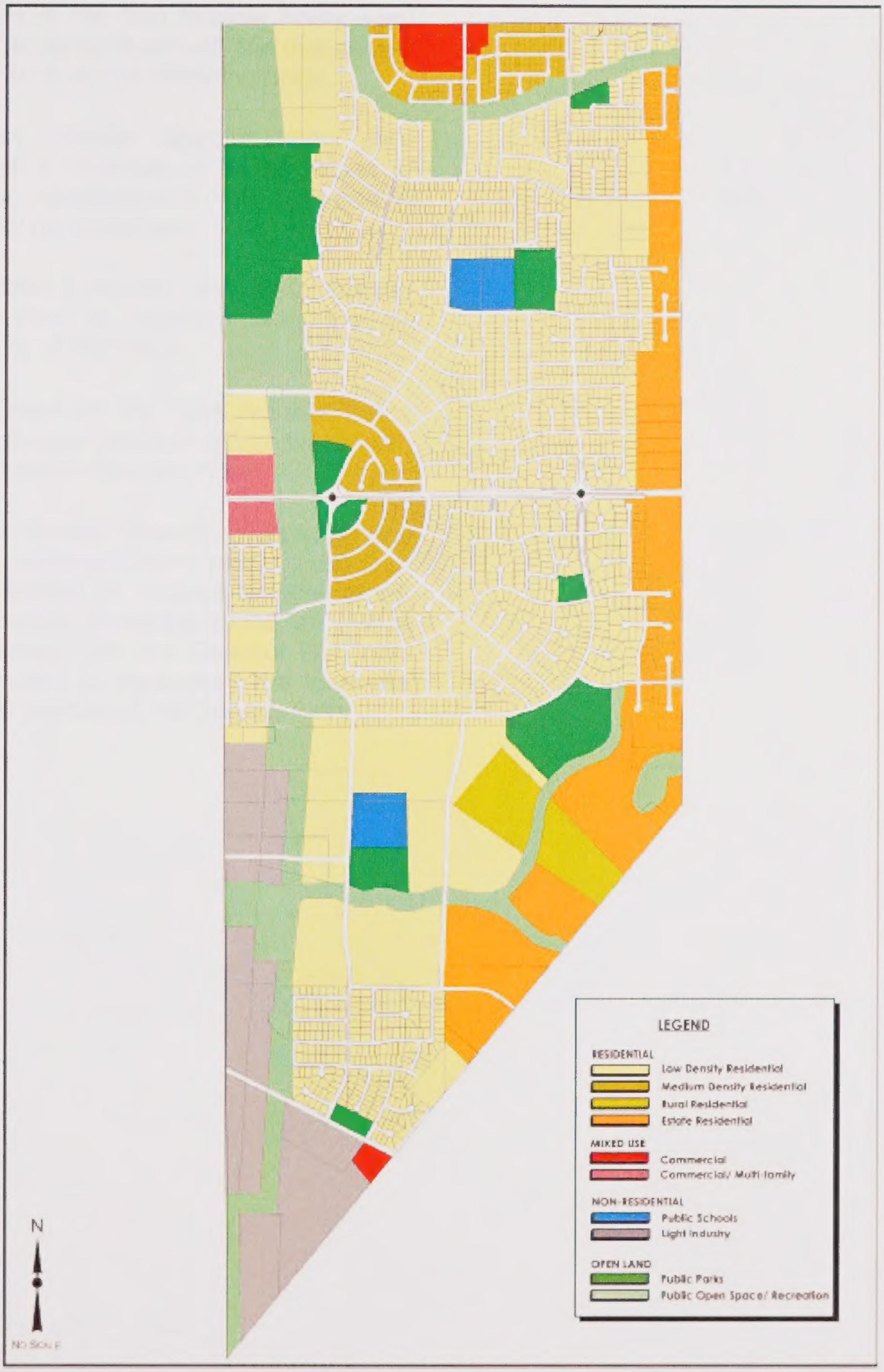
LAND USE POLICY AREA: EAST ELK GROVE

LU-21 Land uses in the East Elk Grove Policy Area shall generally conform with the uses shown in Figure LU-3.

LU-22 Development in the East Elk Grove Policy Area shall take place in accordance with the East Elk Grove Specific Plan.

LU-23 The East Elk Grove Specific Plan and any related implementation plans (including, but not limited to, capital facilities plans, public facilities financing plans, etc.) shall be consistent with this General Plan and shall be used to implement the land use and other policies of this General Plan.

Figure LU-3: East Elk Grove Policy Area Land Use Map


LEGEND
RESIDENTIAL
Low Density Residential
Medium Density Residential
Rural Residential
Estate Residential
MIXED USE
Commercial
Commercial/ Multi-family
NON-RESIDENTIAL
Public Schools
Light Industry
OPEN LAND
Public Parks
Public Open Space/ Recreation
N
NO SCALE

Note: This figure is intended to be viewed in color. Some information may not display correctly in black and white.

LAND USE POLICY AREA: EAST FRANKLIN

LU-24 Land uses in the East Franklin Policy Area shall generally conform with the uses shown in Figure LU-4, on the following page.

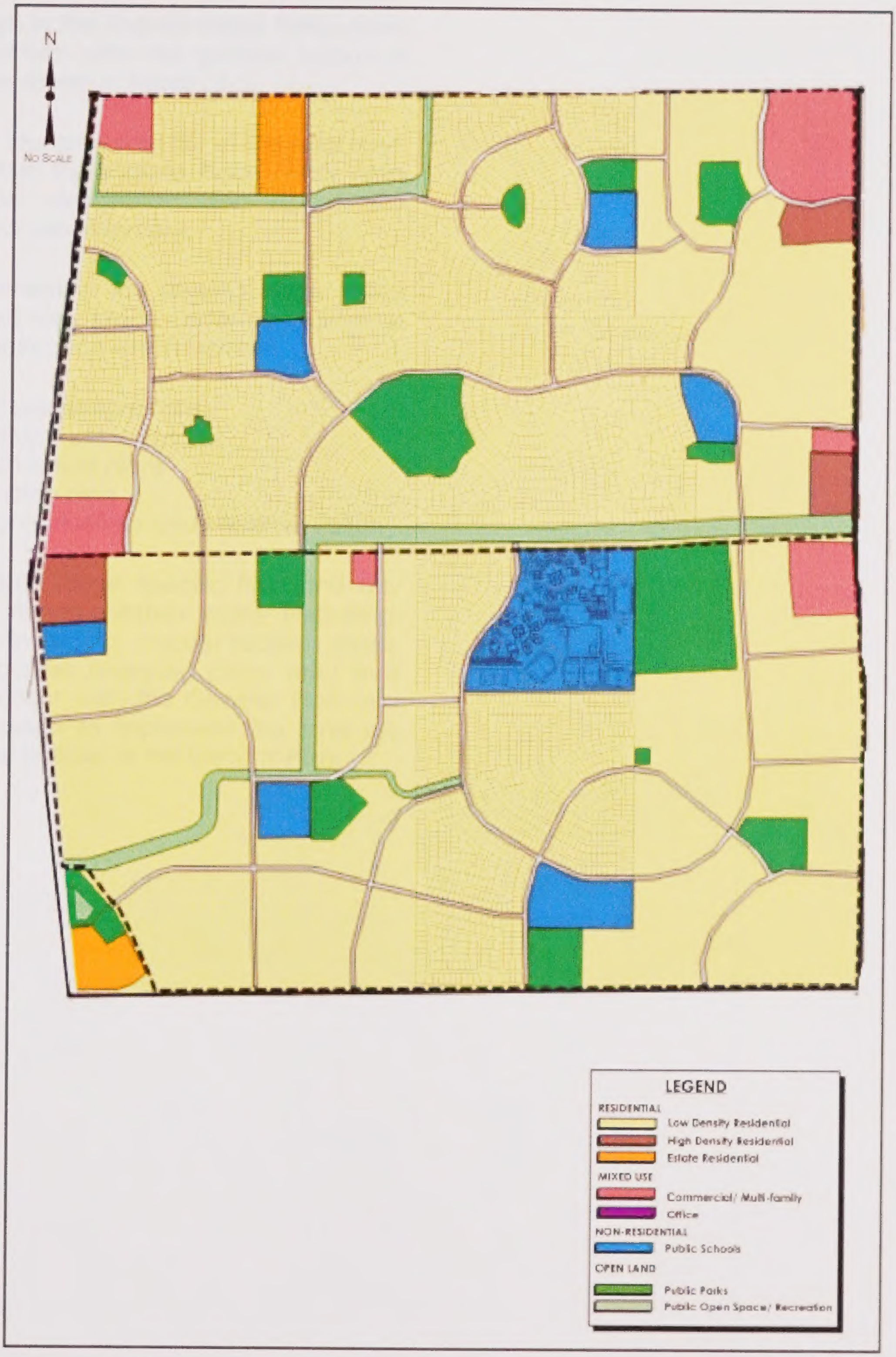
LU-25 The East Franklin Specific Plan shall designate a minimum of 64 net acres of land for development of high-density residential development.

LU-25-Action 1 Amend the East Franklin Specific Plan to conform with the requirements of this Policy.

LU-26 Development in the East Franklin Policy Area shall take place in accordance with the East Franklin Specific Plan.

LU-27 The East Franklin Specific Plan and any related implementation plans (including, but not limited to, capital facilities plans, public facilities financing plans, etc.) shall be consistent with this General Plan and shall be used to implement the land use and other policies of this General Plan.

Figure LU-4: East Franklin Policy Area


N
NO SCALE
LEGEND
RESIDENTIAL
Low Density Residential
High Density Residential
Estate Residential
MIXED USE
Commercial/ Multi-family
Office
NON-RESIDENTIAL
Public Schools
OPEN LAND
Public Parks
Public Open Space/ Recreation

Note: This figure is intended to be viewed in color. Some information may not display correctly in black and white.

LAND USE POLICY AREA: LAGUNA RIDGE

LU-28 Land uses in the Laguna Ridge Policy Area shall conform with the general layout of land uses shown in Figure LU-5.

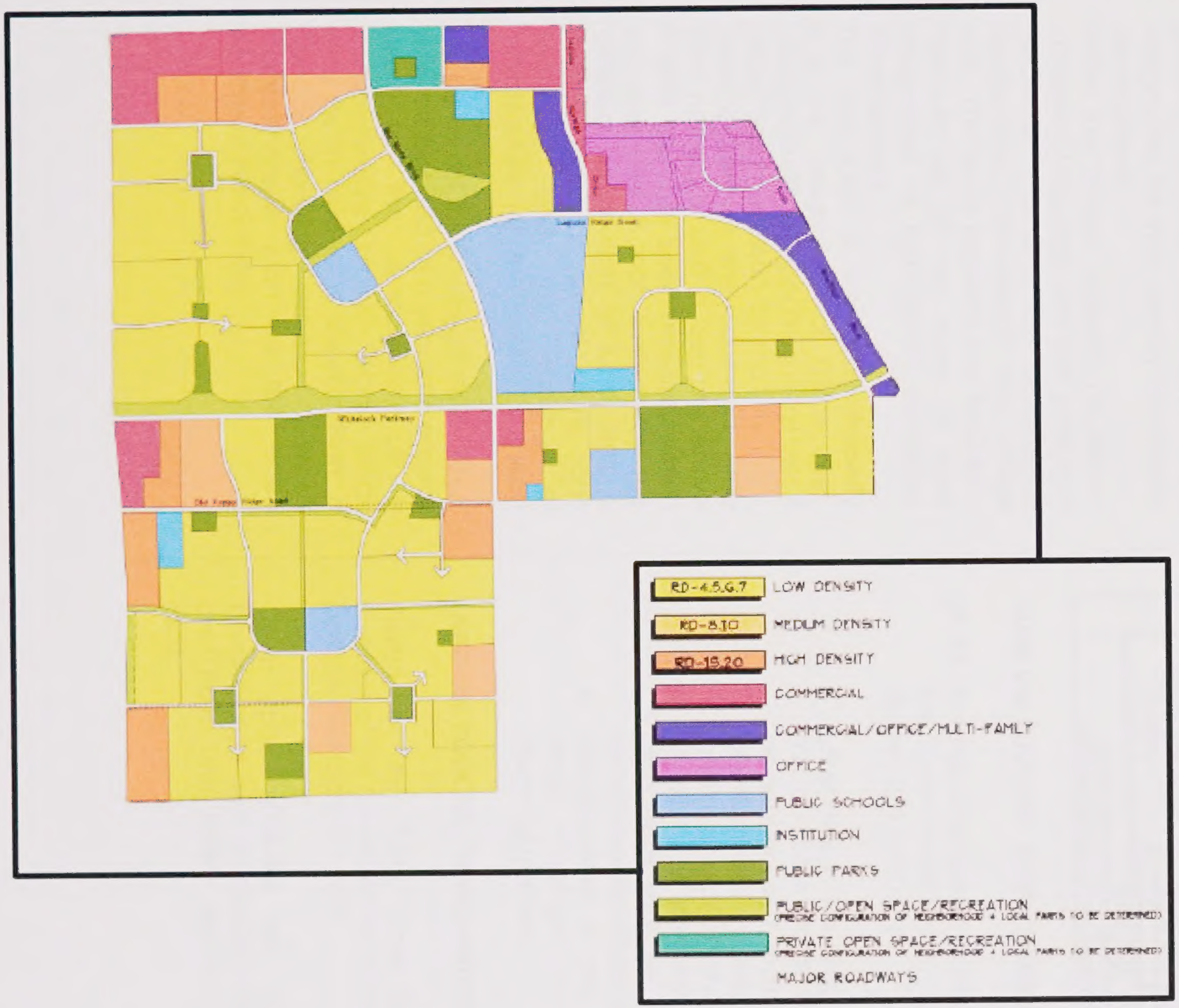
LU-29 At least four percent (4%) of the total land area within the Laguna Ridge Policy Area shall be designated for high-density residential development.

LU-30 Development in the Laguna Ridge Policy Area shall take place under the guidance of a Specific Plan which includes:

- Land use designations
- Development standards
- Infrastructure plans
- Financing plan
- Design guidelines and implementation

LU-31 The Laguna Ridge Specific Plan and any related implementation plans (including, but not limited to, capital facilities plans, public facilities financing plans, etc.) shall be consistent with this General Plan and shall be used to implement the land use and other policies of this General Plan.

Figure LU-5: Laguna Ridge Policy Area


Whitelock Parkway
RD-4,5,6,7 LOW DENSITY
RD-8,10 MEDIUM DENSITY
RD-15,20 HIGH DENSITY
COMMERCIAL
COMMERCIAL/OFFICE/MULTI-FAMILY
OFFICE
PUBLIC SCHOOLS
INSTITUTION
PUBLIC PARKS
PUBLIC/OPEN SPACE/RECREATION (PRECISE CONFIGURATION OF NEIGHBORHOOD + LOCAL PARKS TO BE DETERMINED)
PRIVATE OPEN SPACE/RECREATION (PRECISE CONFIGURATION OF NEIGHBORHOOD + LOCAL PARKS TO BE DETERMINED)
MAJOR ROADWAYS

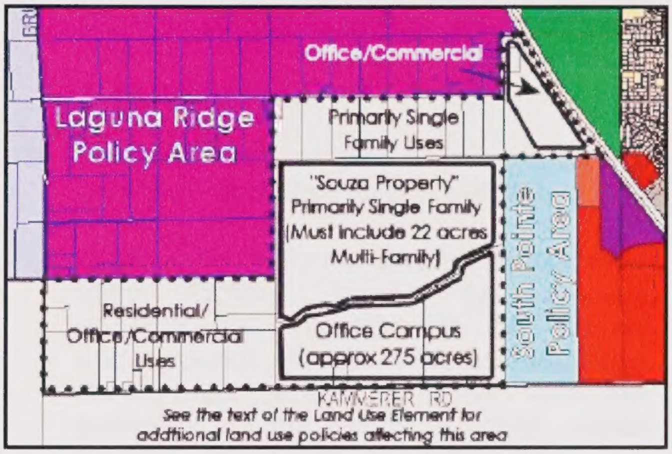
Note: This figure is intended to be viewed in color. Some information may not display correctly in black and white.

LAND USE POLICY AREA: SOUTHEAST POLICY AREA

LU-32 The following general criteria shall apply to the Southeast Policy Area as shown on the Land Use Policy Map and in Figure LU-6:

- Land uses in this area shall include a mix of residential densities, commercial, and office uses, as shown in Figure LU-6.
- The Southeast Policy Area, exclusive of the Souza property (described below) shall include a minimum of 4% (four percent) of the total land area designated for high-density residential development.
- Within the "Souza" property (as shown on Figure LU-6), land uses shall consist of residential and, if determined appropriate, commercial and office uses. The Souza property shall include a minimum of 22 net acres of land designated for high-density residential development.
- The area south of the Souza Property shall be designated for Office uses, along with office-supporting retail uses if determined necessary by the City.
- Development in the Southeast Area shall not occur until a comprehensive master plan has been prepared which includes (but is not limited to) the detailed designation of land uses, a master plan of infrastructure and financing, and the phasing of infrastructure for the entire Southeast Policy Area.
- No portion of the Southeast Policy Area may be planned as a separate project prior to the completion of a comprehensive master plan, which may be in form of a Specific Plan, a Special Planning Area, or similar comprehensive plan for the entire Southeast Policy Area.

Figure LU-6: Southeast and South Pointe Policy Areas


GRI
Office/Commercial
Laguna Ridge Policy Area
Primarily Single Family Uses
"Souza Property" Primarily Single Family (Must include 22 acres Multi-Family)
Residential/ Office/Commercial Uses
Office Campus (approx 275 acres)
South Pointe Policy Area
KAMMERER RD

See the text of the Land Use Element for additional land use policies affecting this area

LAND USE POLICIES: SOUTH POINTE POLICY AREA

LU-33 The following general criteria shall apply to the South Pointe Policy Area as shown in Figures LU-1 and LU-6:

- Land uses in this area shall consist of a mix of commercial, office, low-density residential, and multi-family residential development, along with supporting land uses such as schools and parks.
- At least four percent (4%) of the total land area shall be designated high-density residential development.
- Development of this area shall take place through a comprehensive planning process.

LAND USE POLICIES: TRAILS AND OPEN SPACE

Please see the Parks, Open Space and Trails Element of this General Plan for information on trail policies and planned trails.

Open Space policies are contained in the Conservation and Air Quality; Parks, Open Space and Trails; and Safety elements of this General Plan.

LAND USE CONSTRAINTS: SAFETY, NOISE, FLOODING, AND OTHER ISSUES

LU-34 The Land Use Policy Map does not establish the development potential of properties within Elk Grove. Land uses which may occur on any given parcel or in any project shall also be based on physical constraints and other City policies.

LAND USE POLICIES: URBAN DESIGN

LU-35 The City of Elk Grove shall require that new development—including commercial, office, industrial, and residential development—is of high quality and reflects the City's desire to create a high quality, attractive, functional, and efficient built environment.

LU-35-Action 1 Prepare and adopt Design Guidelines for residential and non-residential development.

LU-35-Action 2 The Design Guidelines shall include a provision to minimize the use of reflective materials in building design in order to reduce the potential impacts of daytime glare.

LU-35-Action 3 The Citywide Design Guidelines shall include provisions for the design of outdoor light fixtures to be directed/shielded downward and screened to avoid nighttime lighting spillover effects on adjacent land uses and nighttime sky glow conditions.

LU-36 Signs should be used primarily to facilitate business identification, rather than the advertisement of goods and services. Sign size limits and locations should be designated consistent with this policy.

LU-36-Action 1 Amend the City's Sign Regulations to conform with this policy, adjusting maximum sign sizes, heights, etc.

LU-37 Require the construction of "City of Elk Grove" signage and landscape treatments at major entrances to the city.

LU-37-Action 1 Develop an Entry Monument Master Plan which identifies the location of City entry statements and provides guidelines for the design of these features and their implementation, including funding.

LU-38 Reduce the unsightly appearance of overhead and aboveground utilities.

LU-38-Action 1 To the extent possible, new utility facilities should be located underground. Facilities to be placed underground should include electrical transformers (where consistent with the guidelines of the electrical utility), water backflow preventers, and similar items.

LU-38-Action 2 Require that development on sites with existing overhead utilities be required to place these facilities underground where consistent with the guidelines of the electrical utility.

LAND USE POLICIES: AREAS SUBJECT TO FLOODING

Please refer to the Conservation/Air Quality and Safety elements of this General Plan for policies related to land uses in areas subject to flooding. For information on areas subject to flooding, please see the Background Report.

LAND USE POLICIES: INTERAGENCY COORDINATION

LU-39 The City shall coordinate with regional planning agencies setting land use and environmental policies and programs and cooperate in the implementation of programs consistent with General Plan policy.

LU-39-Action 1 As part of the annual budget process, provide for staff time to attend meetings and participate in coordinating activities.

Noise Element

Noise" is sometimes defined as "unwanted sound." Sound which is desirable in some situations—for instance, amplified music—can become "noise" in other situations. Some types of sound—from trains, vehicle traffic, and mechanical equipment—are generally considered undesirable in residential areas, but are accepted in other areas (such as industrial areas). Noise has been linked directly to human health and, aside from general annoyances, excessive noise is a source of discomfort, interferes with sleep, and disrupts communication and relaxation.

Railroad noise affects many residential areas in Elk Grove

The preservation and enhancement of the acoustical environment relates directly to the quality of life that can be achieved in a community. By recognizing existing sources of noise pollution, taking reasonable steps to mitigate future impacts, and preventing additional sources of noise, the City seeks to achieve a more pleasant environment and a comfortable and calming community.

Sound meter of the type used to measure noise levels for this General Plan

Elk Grove is committed to implementing "Best Management Practices" for all development and construction in Elk Grove to help reduce noise sources and exposure to noise.

However, the development of new neighborhoods may create situations where new residents are introduced to existing noise sources (such as major roadways). Proper land use practices can minimize the proximate placement of conflicting uses.

Soundwalls can minimize many of these impacts, but land use practices will more effectively address the true issue. Soundwalls can also create unsightly streetscapes, particularly if they are installed in front yard areas. This Element contains policies which promote methods other than soundwalls in all cases, and discourage their construction in front yards in existing neighborhoods.

By recognizing the impacts of noise pollution, the City seeks to effectively address any proposed sources of noise or noise conflicts as they arise.

The policies of the Noise Element implement the following Goals of the City of Elk Grove:

Guiding Goal 1: A High Quality of Life for All Residents
Focused Goal 1-1: A safe community, free from manmade and natural hazards

NO-1 New development of the uses listed in Table NO-C shall conform with the noise levels contained in that Table. All indoor and outdoor areas shall be located, constructed, and/or shielded from noise sources in order to achieve compliance with the City's noise standards.

NO-2 Where noise-sensitive land uses are proposed in areas exposed to existing or projected exterior noise levels exceeding the levels specified in Table NO-C or the performance standards of Table NO-A, an acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be included in the project design.

NO-3 Noise created by new proposed non-transportation noise sources shall be mitigated so as not to exceed the noise level standards of Table NO-A as measured immediately within the property line of lands designated for noise-sensitive uses.

NO-3-Action 1 Limit construction activity to the hours of 7 a.m. to 7 p.m. whenever such activity is adjacent to residential uses.

NO-3-Action 2 Consider limiting the hours of operation for loading docks, trash compactors, and other noise-producing uses in commercial areas which are adjacent to residential uses.

NO-3-Action 3 The City shall require that stationary construction equipment and construction staging areas be set back from existing noise-sensitive land uses.

Note: For the purposes of this Noise Element, transportation noise sources are defined as traffic on public roadways, railroad line operations and aircraft in flight. Control of noise from these sources is preempted by Federal and State regulations.

Other noise sources are presumed to be subject to local regulations, such as a noise control ordinance. Non-transportation noise sources may include industrial operations, outdoor recreation facilities, HVAC units, loading docks, etc.

NO-4 Where proposed non-residential land uses are likely to produce noise levels exceeding the performance standards of Table NO-A at existing or planned noise-sensitive uses, an acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be included in the project design. The requirements for the content of an acoustical analysis are shown in Table NO-B.

NO-5 Noise created by the construction of new transportation noise sources (such as new roadways or new light rail service) shall be mitigated so as not to exceed the levels specified in Table NO-C at outdoor activity areas or interior spaces of existing noise-sensitive land uses. *Please see Policy NO-6 for discussion of improvements to existing roadways.*

NO-6 It is anticipated that roadway improvement projects (such as widening of existing roadways) will be needed to accommodate build-out of the General Plan. Therefore, existing noise-sensitive uses may be exposed to increased noise levels due to roadway improvement projects as a result of increased roadway capacity, increases in travel speeds, etc. It may not be practical to reduce increased traffic noise levels consistent with those contained in Table NO-C. Therefore, the following criteria shall be used as a test of significance for roadway improvement projects which are not directly tied to a development project:

- Where existing traffic noise levels are less than 60 dB L_{dn} at the outdoor activity areas of noise-sensitive uses, a +5 dB L_{dn} increase in noise levels due to

roadway improvement projects will be considered significant; and

- Where existing traffic noise levels range between 60 and 65 dB L_{dn} at the outdoor activity areas of noise-sensitive uses, a +3 dB L_{dn} increase in noise levels due to roadway improvement projects will be considered significant; and
- Where existing traffic noise levels are greater than 65 dB L_{dn} at the outdoor activity areas of noise-sensitive uses, a +1.5 dB L_{dn} increase in noise levels due to roadway improvement projects will be considered significant.

NO-7 The City shall not require the installation of soundwalls in front yard areas to reduce noise to acceptable levels in residential areas which were originally constructed without soundwalls. The City shall emphasize other methods to reduce noise levels in these situations.

NO-7-Action 1 Consider adopting a city-wide noise reduction program to reduce traffic and other noise levels citywide.

NO-8 Where noise mitigation measures are required to achieve the standards of Tables NO-A and NO-C, the emphasis of such measures shall be placed upon site planning and project design. The use of noise barriers shall be considered a means of achieving the noise standards only after all other practical design-related noise mitigation measures—including the use of distance from noise sources—have been integrated into the project.

NO-9 Where soundwalls or noise barriers are constructed, the City shall strongly encourage and may require the use of a combination of berms and walls to reduce the apparent height of the wall and produce a more aesthetically appealing streetscape. *See illustration below:*

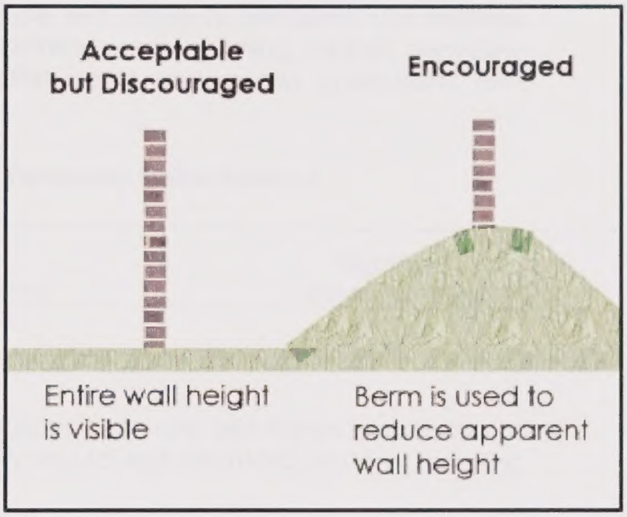

Acceptable but Discouraged
Encouraged
Entire wall height is visible
Berm is used to reduce apparent wall height

Table NO-A
Noise Level Performance Standards for New Projects Affected by or Including Non-Transportation Noise Sources

The types of uses which may typically produce the noise sources addressed below include, but are not limited to: industrial facilities including pump stations, trucking operations, tire shops, auto maintenance shops, metal fabricating shops, shopping centers, drive-up windows, car washes, loading docks, public works projects, batch plants, bottling and canning plants, recycling centers, electric generating stations, race tracks, landfills, sand and gravel operations, and athletic fields.

Part 1: Performance Standards for Typical Stationary Noise Sources

Noise Level Descriptor	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
Hourly L_{eq}, dB	55	45

The standards above will apply generally to noise sources that are not tonal, impulsive, or repetitive in nature. Typical noise sources in this category would include HVAC systems, cooling towers, fans, blowers, etc.

Part 2: Performance Standards for Stationary Noise Sources Which Are Tonal, Impulsive, Repetitive, or Consist Primarily of Speech or Music

Noise Level Descriptor	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
Hourly L_{eq}, dB	50	40

The standards in Part 2 apply to noises which are tonal in nature, impulsive or repetitive, or which consist primarily of speech or music (e.g., humming sounds, outdoor speaker systems, etc.). Typical noise sources in this category include: pile drivers, drive-through speaker boxes, punch presses, steam valves, and transformer stations.

These noise level standards in Parts 1 and 2 above **do not** apply to residential units established in conjunction with industrial or commercial uses (e.g., caretaker dwellings).

The City may impose noise level standards which are more or less restrictive than those specified above based upon determination of existing low or high ambient noise levels.

Table NO-B
Requirements for Acoustical Analysis

All acoustical analysis prepared pursuant to this Noise Element shall:

A. Be the financial responsibility of the applicant.

B. Be prepared by a qualified person experienced in the fields of environmental noise assessment and architectural acoustics.

C. Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions and the predominant noise sources.

D. Estimate existing and projected cumulative (20 years) noise levels in terms of L_{dn} or CNEL and/or the standards of Table NO-A, and compare those levels to the adopted policies of the Noise Element.

E. Recommend appropriate mitigation to achieve compliance with the adopted policies and standards of the Noise Element, giving preference to proper site planning and design over mitigation measures which require the construction of noise barriers or structural modifications to buildings which contain noise-sensitive land uses.

F. In cases where a sound wall is proposed, the potential impacts associated with noise reflecting off the wall and toward other properties or sensitive uses shall be evaluated.

G. Estimate noise exposure after the prescribed mitigation measures have been implemented.

H. Describe a post-project assessment program which could be used to evaluate the effectiveness of the proposed mitigation measures.

Table NO-C
Maximum Allowable Noise Exposure, Transportation Noise Sources

Land Use	Outdoor Activity Areas[1] L_{dn}/CNEL, dB	Interior Spaces	
		L_{dn}/CNEL,dB	L_{eq}, dB[2]
Residential	60[3]	45	--
Residential subject to noise from railroad tracks, aircraft overflights, or similar noise sources which produce clearly identifiable, discrete noise events (the passing of a single train, as opposed to relatively steady noise sources such as roadways)	60[3]	40[5]	--
Transient Lodging	60[4]	45	--
Hospitals, Nursing Homes	60[3]	45	--
Theaters, Auditoriums, Music Halls	--	--	35
Churches, Meeting Halls	60[3]	--	40
Office Buildings	--	--	45
Schools, Libraries, Museums	--	--	45
Playgrounds, Neighborhood Parks	70	--	--

[1] Where the location of outdoor activity areas is unknown, the exterior noise level standard shall be applied to the property line of the receiving land use.

Where it is not practical to mitigate exterior noise levels at patio or balconies of apartment complexes, a common area such as a pool or recreation area may be designated as the outdoor activity area.

[2] As determined for a typical worst-case hour during periods of use.

[3] Where it is not possible to reduce noise in outdoor activity areas to 60 dB L_{dn}/CNEL or less using a practical application of the best-available noise reduction measures, an exterior noise level of up to 65 dB L_{dn}/CNEL may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table.

[4] In the case of hotel/motel facilities or other transient lodging, outdoor activity areas such as pool areas may not be included in the project design. In these cases, only the interior noise level criterion will apply.

[5] The intent of this noise standard is to provide increased protection against sleep disturbance for residences located near railroad tracks.

Parks, Trails, and Open Space Element

Parks, Recreation, and Open Space are important components of the quality of life desired by the residents of Elk Grove. This Element of the General Plan addresses the City's goals, policies, and actions to ensure that the City's desires and/or needs for parks, recreation, and open space are recognized and addressed as the development of the city continues.

PUBLIC PARKS AND RECREATION

One of the city's many ballfields

Elk Grove is home to numerous public parks, some of which are owned and operated by the Elk Grove Community Services District (CSD), an independent agency which operates in Elk Grove and surrounding areas (*see the Background Report for additional information on the Elk Grove CSD*). The Elk Grove CSD has an adopted Master Plan of Parks, which identifies standards for public parks, desired locations for new facilities, and standards for the development of new parks.

This General Plan envisions that the City will take a more active role in defining the locations, sizes, and facilities provided at public parks, as well as in expanding the number of trails in Elk Grove. At the same time, the City will continue to work with the Elk Grove CSD.

TRAILS AND OPEN SPACE

Multi-use trails provide opportunities for cycling, pedestrian, and equestrian uses

An important component of the community's vision for the future of Elk Grove is the retention of significant amounts of open space in the Planning Area (*please see the Introduction to this General Plan for a description of the Planning Area*), and the creation of a trails system to link the developed portions of Elk Grove with these areas. Although the area within the current city limits is envisioned to be for the most part developed with urban uses (*please see the Land Use Element for a map and discussion of proposed land uses*), the City recognizes that there are many important open space resources in the Planning Area, including the Cosumnes River, the Delta, and agricultural areas.

Open spaces are an important part of the City's vision for the future

This General Plan therefore provides policies and programs to ensure that trails and open space are addressed as development proceeds within the city, and to ensure that the City's vision for trails and open space as well as other habitat and conservation needs in the Planning Area is considered by the County of Sacramento, the Local Agency Formation Commission, and other agencies in the area outside the city limits.

Major power line corridors are proposed to serve as part of a community-wide open space network.

The Parks, Recreation, and Open Space Element implements the following Goals of the City of Elk Grove:

Guiding Goal 1: A High Quality of Life for All Residents

Focused Goal 1-2: Outdoor recreation opportunities for all residents

Focused Goal 1-7: Active and passive park facilities and recreation programs that satisfy the leisure time and recreation needs of all residents

Focused Goal 1-8: Creation and maintenance of a strong, positive community image for Elk Grove

Guiding Goal 2: Diversified Economic Base

Focused Goal 2-3: Creation of Elk Grove as a desired place to locate major employment-generating uses

Guiding Goal 3: Protection of the Natural Environment

Focused Goal 3-2: Open space lands in proximity to Elk Grove which provide for agricultural use and habitat for native species

Focused Goal 3-3: Natural resources managed and protected for the use and enjoyment of current and future generations

Focused Goal 3-4: Preservation and enhancement of Elk Grove's natural areas, in particular the areas within the floodplain of the Cosumnes River

Guiding Goal 4: Preservation and Enhancement of Elk Grove's Unique Historic and Natural Features

Focused Goal 4-2: Preservation of the large oak and other tree species which are an important part of the City's historic and aesthetic character

Guiding Goal 5: Preservation of the Rural Character of Elk Grove

Focused Goal 5-2: Maintenance of those features that provide the character of Elk Grove's rural areas, including: large oak and other trees, small local roadways, animal keeping and raising, equestrians, agriculture, and limited commercial opportunities

PARKS, TRAILS, AND OPEN SPACE POLICIES: PARKS AND TRAILS

PTO-1 The City of Elk Grove supports the development, maintenance, and enhancement of parks and trails serving a variety of needs at the neighborhood, area, and citywide level. The City may seek to accomplish the provision of parks and trails in cooperation with the Elk Grove Community Services District.

PTO-1-Action 1 As part of the review of development projects, ensure that public parks and trails are provided which meet the City's criteria and which implement the City's Parks and Trails Master Plan.

PTO-2 The City specifically supports the provision of parkland at a rate which exceeds the levels historically (prior to adoption of this General Plan) provided in Elk Grove. Parks shall be provided which meet community needs and desires.

PTO-2-Action 1 The City shall conduct a "nexus study" to determine the demand for parkland in the city and the reasonable relationship between the demand and the type of development project to support the imposition of parkland dedication and/or fees.

PTO-2-Action 2 To the extent consistent with applicable state law, the City shall develop criteria defining the types of parks and trails to be developed, including criteria defining desired:

- Park types and sizes

- Park facilities by type
- Locational criteria
- Spacing
- Trails and related facilities by type and function

PTO-2-Action 3 The City shall adopt a comprehensive Parks and Trails Master Plan which provides information on parks criteria, planned parks, and off-street recreational, walking, equestrian, and multi-use trails. Prior to the adoption of the parks standards and the Parks and Trails Master Plan, the City shall require the provision of parks as part of development projects to implement the City's parkland standards. The size, location, and facilities provided in these parks may be determined on a case-by-case basis.

PTO-3 Funding for maintenance of parks and/or trails shall be assured to the City's satisfaction prior to the approval of any Final Subdivision Map which contains or contributes to the need for a public parks and facilities.

PTO-3-Action 1 The City shall pursue the implementation of funding mechanisms to provide for the long-term maintenance of parks and/or trails in those instances where funding is not available from other sources. Such mechanisms may include local or regional assessment districts, homeowners associations, or other methods as determined appropriate by the City.

PTO-4 New residential developments may be required to, at a minimum, provide parks consistent with the Quimby Act (CA Govt. Code Section 66477), through land dedication, fees in lieu, or on-site improvements at a standard of five (5) acres of land for parks per 1,000 residents. Land dedication and/or payment of in-lieu fees shall be required consistent with state law. Land dedication and/or fees may be required pursuant to other policies in this Element with or without the use of the authority provided in the Quimby Act, or in combination with the Quimby Act and other legal authority.

PTO-4-Action 1 The City shall adopt standards designating which types of lands shall be considered "parks" for the purpose of implementing Quimby Act requirements.

PTO-5 The City encourages the Elk Grove Community Services District to develop self-supporting recreation programs for those activities that go beyond providing for basic recreation needs. Examples include outdoor and indoor sports complexes, aquatic centers, and community centers. The City may also develop and operate such programs independently.

PTO-6 The City encourages park development adjacent to school sites and the formation of joint use agreements between school and park districts.

PTO-6-Action 1 During the review of proposed development projects, comment to the Elk Grove Community Services District and the Elk Grove Unified School District to encourage location of schools adjacent to parks.

Please see the Public Facilities/Finance Element for additional policies related to the locations of public schools.

PTO-7 The trails system in Elk Grove should provide for connectivity, so that all trails are linked to the extent possible for greater use as recreational and travel routes. The following features should be included in the trails system in Elk Grove:

- Trails should link residential areas with parks, commercial and office areas, and other destinations.
- Trails along major roadways should avoid meanders or other design features which make bicycle use less convenient or safe.
- Trails should be located off-street to the extent possible.

- Easements such as access roads should be placed in joint use as trails.

PTO-8 The City's desired trails system is shown in Figure PTO-2. Flexibility shall be considered when making decisions on specific trail locations within projects, so long as the trails shown in figure PTO-2 are implemented and other policies (such as connectivity) are incorporated in the trails system.

PTO-8-Action 1 As part of the review of development projects, ensure that trails are provided which meet the City's criteria and which implement the City's desired trails plan.

PTO-9 Funding for maintenance of City trails shall be assured prior to the approval of any project which contains a City-owned trail.

PTO-10 Trailheads should be provided at appropriate locations to provide safe starting points on the trails system for equestrians, cyclists, and pedestrians.

PTO-10-Action 1 Develop standards for and locations of potential trailhead locations, including sufficient space for the off-street parking of equestrian trailers and vehicles.

PTO-10-Action 2 To the extent possible, coordinate with the Elk Grove CSD in the review of projects containing trails.

PTO-11 Trails which parallel streams should be primarily located beyond the riparian corridor and wetlands to minimize wildlife impacts and shall be restricted to non-motorized traffic.

PTO-12 Trails should be designed with the safety of users and adjacent property owners in mind. To the extent possible, the bicycle trails system should provide safe, off-street options suitable for use by children and less-experienced riders.

PTO-12-Action 1 Involve the Elk Grove Police Department in the review of proposed trail locations and designs.

PTO-13 Recreational trails should not be placed adjacent to or on farmland if feasible alternative routes exist elsewhere in the vicinity. However, if no other feasible routes exist, trail facilities should be designed in cooperation with adjacent property owners to minimize adverse impacts on farming practices.

PTO-14 The City supports the use of volunteers and community groups to provide maintenance and safety patrols on trails.

PARKS, TRAILS, AND OPEN SPACE POLICIES: OPEN SPACE

PTO-15 The City views open space lands of all types as important resource which should be preserved in the region, and supports the establishment of multi-purpose open space areas to address a variety of needs, including, but not limited to:

- Maintenance of agricultural uses;
- Wildlife habitat
- Recreational open space
- Aesthetic benefits
- Flood control

To the extent possible, lands protected in accordance with this policy should be in proximity to Elk Grove, to facilitate use of these areas by Elk Grove residents, assist in mitigation of habitat loss within the city, and provide an open space resource close to the urbanized areas of Elk Grove.

PTO-15-Action 1 Consider the establishment of a citywide fee and/or assessment system which would provide funding for the purchase of open space land or easements and the maintenance of these areas.

PTO-15-Action 2 Work with the County of Sacramento and other resource

agencies to develop a regional open space plan which provides for multiple uses of open space (e.g., agriculture and wildlife foraging)

PTO-15-Action 3 Consider using funds collected under existing (2003) fee programs (e.g., Swainson's Hawk mitigation and East Franklin Specific Plan agricultural mitigation) to fund this expanded open space program.

PTO-16 Stream corridors, floodways, electrical transmission corridors, and similar features shall be considered for inclusion in the citywide trails and open space system.

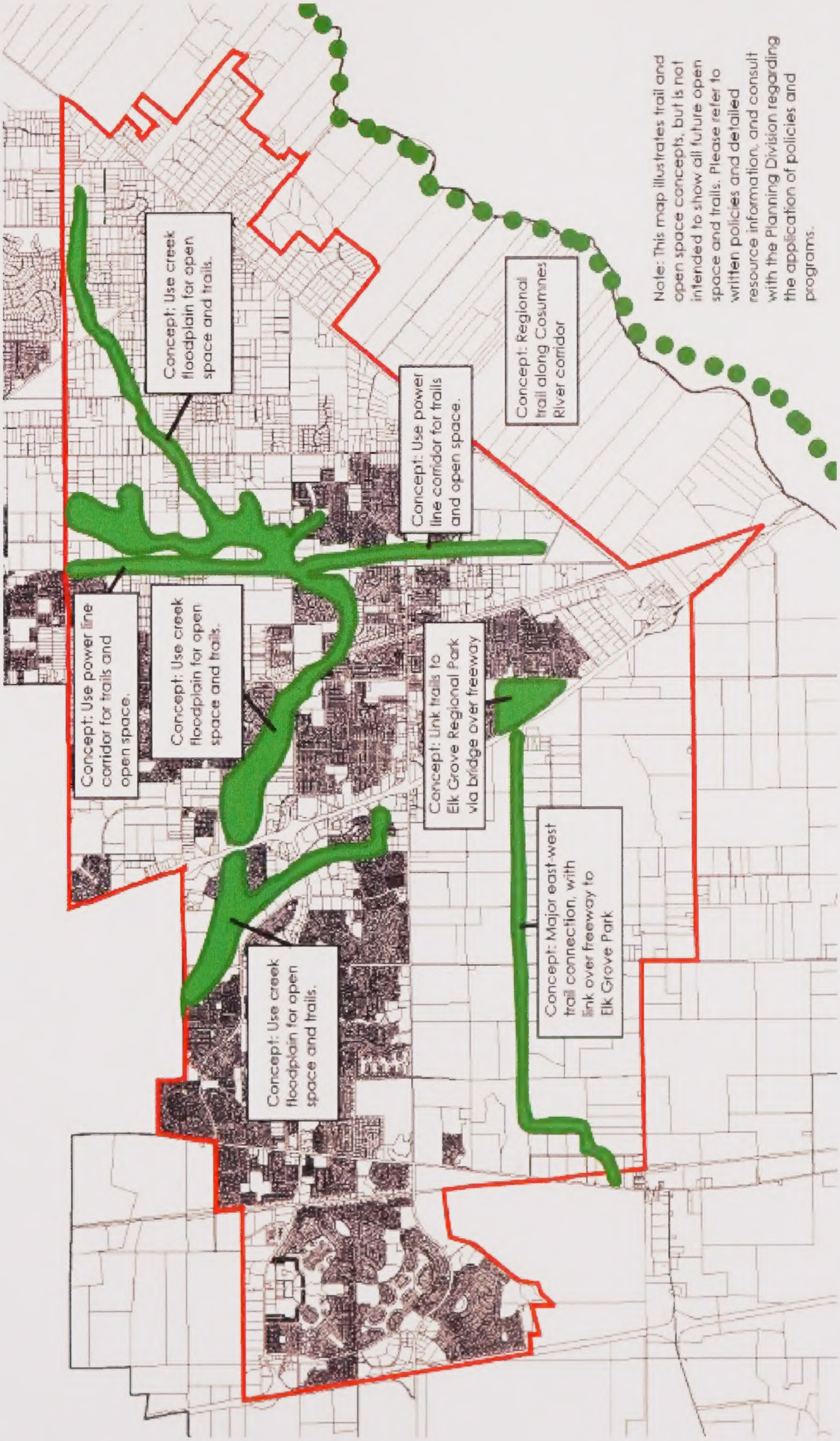
PTO-16-Action 1 Involve the Elk Grove CSD in the identification of appropriate open space and trails corridors which could be identified in this General Plan and the Elk Grove CSD's Master Plan.

PTO-17 The City encourages the creation of a regional trail/open space system which links the Cosumnes River with the Sacramento River and provides for trail connections between Elk Grove and these open space areas. The City's vision for regional open space and trails is shown in Figure PTO-1 and in the "Planning Area Land Use Concept" in the Land Use Element of this General Plan.

PTO-17-Action 1 Within the Cosumnes River floodplain, the City will encourage the dedication or acquisition of easement or fee title for trails as part of an overall trail system linking the Cosumnes and Sacramento rivers. *Note: This policy affects lands within the planning area but outside of the 2002 city limits only.*

PTO-18 To the extent possible, retain natural drainage courses in all cases where preservation of natural drainage is physically feasible and consistent with the need to provide flood protection.

Figure PTO-1: Open Space Policy Map


Concept: Use creek floodplain for open space and trails.
Concept: Use power line corridor for trails and open space.
Concept: Regional trail along Cosumnes River corridor
Concept: Use power line corridor for trails and open space.
Concept: Use creek floodplain for open space and trails.
Concept: Link trails to Elk Grove Regional Park via bridge over freeway
Concept: Major east-west trail connection, with link over freeway to Elk Grove Park
Concept: Use creek floodplain for open space and trails.

Note: This map illustrates trail and open space concepts, but is not intended to show all future open space and trails. Please refer to written policies and detailed resource information, and consult with the Planning Division regarding the application of policies and programs.

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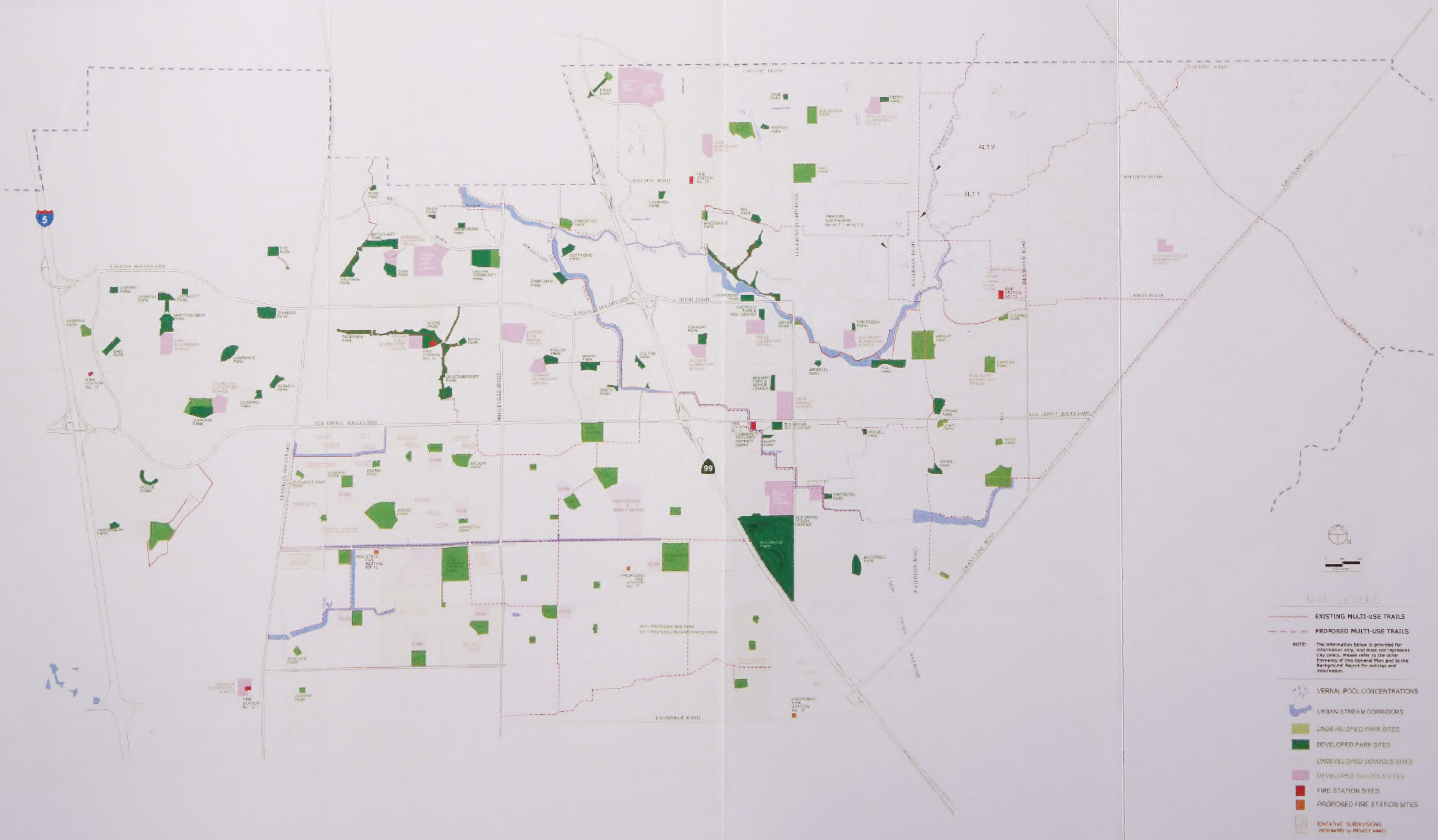
Figure PTO-2: Trails Plan


ALT 2
ALT 1
5
99
MAP LEGEND
EXISTING MULTI-USE TRAILS
PROPOSED MULTI-USE TRAILS
NOTE: The information below is provided for information only, and does not represent City policy. Please refer to the other Elements of this General Plan and to the Background Report for policies and information.
VERNAL POOL CONCENTRATIONS
URBAN STREAM CORRIDORS
UNDEVELOPED PARK SITES
DEVELOPED PARK SITES
UNDEVELOPED SCHOOLS SITES
DEVELOPED SCHOOLS SITES
FIRE STATION SITES
PROPOSED FIRE STATION SITES
TENTATIVE SUBDIVISIONS (DESIGNATED by PROJECT NAME)
N

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Public Facilities and Finance Element

This Element of the General Plan addresses the following public facilities issues:

- **Water Service**, including both potable (drinkable) and non-potable water delivery.
- **Sewer Service**, and
- **Financing and construction** of public facilities

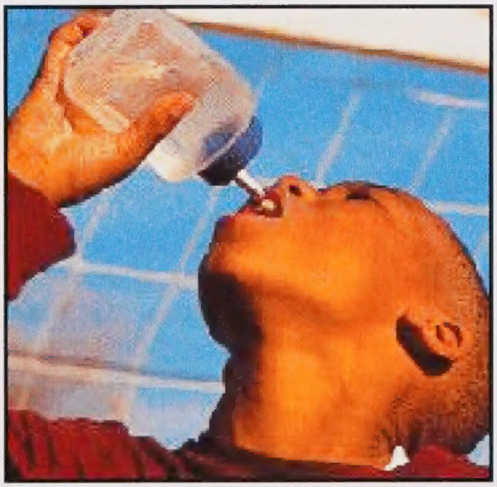
This Element also addresses the following public services:

- **Public Libraries** and
- **Public Schools**

*Note: The City's policies related to **solid waste**, another public facility, are contained in the Conservation and Air Quality Element. Policies related to **police and fire protection** are in the Safety Element. Policies related to **parks** are located in the Parks, Trails, and Open Space Element.*

WATER SERVICE

Domestic water service in Elk Grove is provided by two public water service providers—the Sacramento County Water Agency and the Elk Grove Water Service—and, in the eastern portion of the city, by private wells tapping the underground aquifer.



Drinking water in Elk Grove comes from both surface water (such as rivers) and wells.

Water supply is important both from the standpoint of health and convenience, but also the need for water to help suppress fires and support the efforts of the Elk Grove Community Services District's fire personnel.

For detailed information on water service in Elk Grove, please see the Background Report.

SEWER SERVICE

Sewer service in the Planning Area is provided by County Sanitation District 1 (CSD-1), which maintains an extensive system of sewer lines and treatment facilities.

For detailed information on CSD-1, please see the Background Report, which accompanies this General Plan.

FINANCE OF PUBLIC FACILITIES

Because they involve projects that will ultimately be owned and/or operated by public agencies, and because they involve substantial costs, public facilities projects (roads, water lines, etc.) are often financed either totally or in part with public funds.

So-called "zipper streets" that combine narrow and wide sections are the result of deferred roadway construction policies in place prior to the incorporation of Elk Grove

Although many variations of public funding are available, most types involve the collection of money from either new development or existing development, or both. Funds can be collected in the form of:

- Property assessments
- Connection or "hookup" fees (such as for connection to a public water system)
- Impact fees

The funds collected are then used to fund the construction of facilities in one of several basic ways:

- Construction is funded directly when sufficient money is available (commonly known as "pay-as-you-go" financing)
- The public agency uses its ability to borrow funds (often through the issuance of bonds) to provide "up-front" financing, repaying the loans through fees or assessments charged on future development.

In Elk Grove, much of the infrastructure development which occurred prior to the incorporation of the City used a "pay-as-you-go" approach (although bond financing was used for some facilities). The policies of the County of Sacramento also allowed the incremental construction of roadways—for instance, a planned 6-lane roadway would first be built with 2 or 4 lanes, with the final lanes added at a later date.

Based on a review of past practices, the County also apparently attempted to avoid building facilities (primarily roadways) on land that was not being developed at the time.

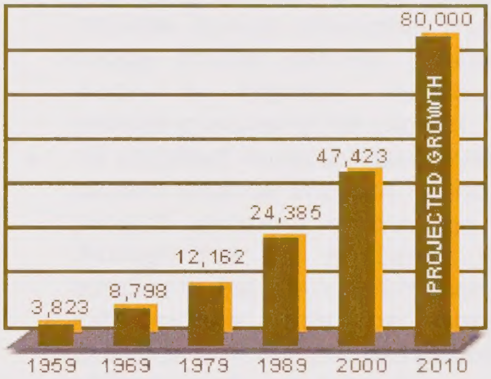
The most visible result of these policies in Elk Grove is the so-called "zipper street," which goes from a fully improved section to a narrow, two-lane section and then back again to a four-lane roadway (as shown in the photo on the previous page). Other, less visible examples of infrastructure built in increments have included sewer, drainage, and water systems.

This Element expresses the City's policy to construct infrastructure facilities through the use of "up front" financing so that roadways, drainage facilities, etc., can be completed with the initial phase of construction, avoiding the use of interim facilities and the creation of traffic congestion and other problems resulting from insufficient capacity.

PUBLIC SCHOOLS

Public schools in Elk Grove and the Planning Area are provided by the Elk Grove Unified School District (EGUSD), an independent agency which provides elementary, middle school, and high schools, as well as special education facilities and services.

The Elk Grove Unified School District is known for the high quality of its schools, which consistently perform well in standardized tests. Growth in the District's service area in recent years has resulted in the need to add substantial new capacity, both at new schools and at existing schools. Projected student enrollment in EGUSD schools as of 2002 is shown below:



Source: EGUSD web site, 11/2002

Under state law, the Elk Grove Unified School District can in most cases act independently of the City in the location, construction, and operation of public schools. In practice, the City and the EGUSD have enjoyed a cooperative working relationship; however, this General Plan recognizes that the District is not bound by the City's policies or regulations, and that the City is limited by state law in its ability to coordinate development of new homes and other uses with the availability of public schools.

This Element of the General Plan, therefore, stresses cooperation with the District to the extent permitted by law, and expresses the City's desires with regard to public schools.

Additional information on the Elk Grove Unified School District is included in the General Plan Background Report.

The following Goals of the City of Elk Grove are implemented in this Public Facilities and Finance Element:

Guiding Goal 1: A High Quality of Life for All Residents

Focused Goal 1-4: High quality public facilities and services

Focused Goal 1-5: Excellence in the design of new development

Focused Goal 1-8: Creation and maintenance of a strong, positive community image for Elk Grove

Guiding Goal 2: Diversified Economic Base

Goal 2-4: Creation of Elk Grove as a desirable place to establish a business, particularly major employment-generating uses

Guiding Goal 5: Preservation of the Rural Character of Elk Grove

Focused Goal 5-1: Retention of those areas identified for 2-acre and larger lots on the Land Use Map as a rural area through land use and infrastructure controls

PUBLIC FACILITIES AND FINANCE POLICIES: GENERAL POLICIES

PF-1 Except when prohibited by state law, the City shall require that sufficient capacity in all public services and facilities will be available on time to maintain desired service levels and avoid capacity shortages, traffic congestion, or other negative effects on safety and quality of life.

PF-1-Action 1 Consider participating in efforts to develop regional water solutions, such as the Water Forum.

PF-2 The City shall coordinate with outside service agencies—including water and sewer providers, the Elk Grove Community Services District, and the Elk Grove Unified School District--during the review of plans and development projects.

PUBLIC FACILITIES AND FINANCE POLICIES: WATER SERVICE

PF-3 Water supply and delivery systems shall be available in time to meet the demand created by new development, or shall be assured through the use of bonds or other sureties to the City's satisfaction.

PF-3-Action 1 The following shall be required for all development projects, excluding subdivisions:

- An assured water supply and delivery system shall be available at the time of project approval. The water agency providing service to the project may provide several alternative methods of supply and/or delivery, provided that each is capable individually of providing water to the project.
- All required water infrastructure for the project shall be in place at the time of project approval, or shall be assured through the use of bonds or other sureties to the City's satisfaction. Water infrastructure may be phased to coincide with the phased development of large-scale projects.

PF-3-Action 2 The following shall be required for all subdivisions to the extent permitted by state law:

- Proposed water supply and delivery systems shall be identified at the time of tentative map approval to the satisfaction of the City. The water agency providing service to the project may provide several alternative methods of supply and/or delivery, provided that each is capable individually of providing water to the project.
- The agency providing water service to the subdivision shall demonstrate prior to the approval of the Final Map by the City that sufficient capacity shall be available to accommodate the subdivision plus existing development, and other approved projects in the same service area, and other projects

that have received commitments for water service.

- Offsite and onsite water infrastructure sufficient to provide adequate water to the subdivision shall be in place prior to the approval of the Final Map or their financing shall be assured to the satisfaction of the City, consistent with the requirements of the Subdivision Map Act.
- Offsite and onsite water distribution systems required to serve the subdivision shall be in place and contain water at sufficient quantity and pressure prior to the issuance of any building permits. Model homes may be exempted from this policy as determined appropriate by the City, and subject to approval by the City.

PF-4 The City shall require new utility infrastructure for electrical, natural gas and other infrastructure services avoid sensitive resources, be located so as to not be visually obtrusive, and, if possible, be located within roadway rights-of-ways or existing utility easements.

PF-5 The City supports the use of reclaimed water for irrigation wherever feasible.

PF-6 The City shall seek to protect the quality and quantity of groundwater resources, including those which serve households and businesses which rely on private wells.

PF-7 The City shall require that water flow and pressure be provided at sufficient levels to meet domestic, commercial, industrial, and firefighting needs.

PUBLIC FACILITIES AND FINANCE POLICIES: SEWER SERVICE

PF-8 Sewage conveyance and treatment capacity shall be available in time to meet the demand created by new development, or shall be assured through the use of bonds or other sureties to the City's satisfaction.

PF-8-Action 1 The following shall be required for all development projects, excluding subdivisions:

- Sewer/wastewater treatment capacity shall be available at the time of project approval.
- All required sewer/wastewater infrastructure for the project shall be in place at the time of project approval, or shall be assured through the use of bonds or other sureties to the City's satisfaction.

PF-8-Action 2 The following shall be required for all subdivisions to the extent permitted by state law:

- Sewage/wastewater treatment capacity shall be available at the time of tentative map approval.
- The agency providing sewer service to the subdivision shall demonstrate prior to the approval of the Final Map by the City that sufficient capacity shall be available to accommodate the subdivision plus existing development, and other approved projects using the same conveyance lines, and projects which have received sewage treatment capacity commitment.
- Onsite and offsite sewage conveyance systems required to serve the subdivision shall be in place prior to the approval of the Final Map, or their financing shall be assured to the satisfaction of the City, consistent with the requirements of the Subdivision Map Act.
- Sewage conveyance systems within the subdivision shall be in place and connected to the sewage disposal system prior to the issuance of any building permits. Model homes may be exempted from this policy as determined appropriate by the City, and subject to approval by the City.

PF-9 Development along corridors identified by sewer providers in their Master Plans as locations of future sewerage conveyance facilities shall incorporate appropriate easements as a condition of approval.

PF-10 The City shall strongly discourage the extension of sewer service into any area designated for Rural Residential land uses. Sewers shall not be used to accommodate lot sizes smaller than 2 (two) gross acres in the Rural Residential area, and lot sizes shall be large enough to accommodate septic systems. This policy shall not be construed to limit the ability of any sewer agency to construct "interceptor" lines through or adjacent to the Rural Residential area, provided that no "trunk" or service lines are provided within the Rural Residential area.

PF-11 The installation of "dry sewers" shall not be required as a condition of approval of development in the Rural Residential land use category.

PF-12 To reduce the potential for health problems and groundwater contamination resulting from the use of septic systems, the City shall take the following actions:

PF-12-Action 1 The City shall prepare and implement a public information campaign aimed at homeowners in areas with septic systems on the proper design, use, and care of septic systems.

PF-12-Action 2 The City shall consider adopting Plumbing Code revisions to allow the use of updated technologies which offer an alternative to septic systems for the treatment of sewage on individual sites.

PF-13 Residential development on lots smaller than two (2) gross acres shall be required to connect to public sewer service. This policy shall not apply to lots smaller than 2 gross acres in the Rural Residential land use category which existed as legal lots as of the date of adoption of this General Plan; these lots shall not be required to connect to public sewer service as a condition of development.

PF-14 Independent community sewer systems may not be established for new development.

PUBLIC FACILITIES AND FINANCE POLICIES: PUBLIC LIBRARIES

PF-15 The City shall cooperate with the County of Sacramento in the planning and implementation of future library facilities and facility expansions in Elk Grove.

PUBLIC FACILITIES AND FINANCE POLICIES: PUBLIC SCHOOLS

PF-16 Specific plans shall identify all existing and planned school sites and should include guidelines and conceptual examples for incorporating new schools into overall neighborhood design.

PF-17 While recognizing that school siting and development are not within the jurisdiction of the City to control, the City strongly encourages the School District to consider the following criteria:

- Traffic impacts on nearby roadways are addressed and mitigated to meet City standards for level of service.
- Schools should serve as a focal point of neighborhood activity and be interrelated with churches, parks, greenways and off-street paths whenever possible.
- Almost all residences will be within walking distance of a school (one mile or less) and all residences are within two miles of a school whenever possible.
- New schools are adjacent to neighborhood and community parks whenever possible and designed to promote joint use of appropriate facilities.
- New schools should link with trails, bikeways, and pedestrian paths wherever possible.

PF-18 The City supports state legislative efforts to secure additional state funding for school construction and ensure maintenance of local district priorities for funds in the state school bond program.

PUBLIC FACILITIES AND FINANCE POLICIES: FINANCING AND PHASING OF PUBLIC FACILITIES

PF-19 Public facilities should be phased in a logical manner which avoids "leapfrog" development and encourages the orderly development of roadways, water and sewer, and other public facilities. The City shall not provide public financing or assistance for projects that do not comply with the planned phasing of public facilities. Interim facilities may be used only if specifically approved by the City Council.

PF-20 The City shall require secure financing for all components of the transportation system through the use of special taxes, assessment districts, developer dedications, or other appropriate mechanisms in order to provide for the completion of required major public facilities at their full planned widths or capacities in one phase. For the purposes of this policy, "major" facilities shall include the following:

- Any roadway of a collector size or above, including any roadway shown on the Circulation Plan in this General Plan.
- All wells, water transmission lines, treatment facilities, and storage tanks needed to serve the project.
- All sewer trunk and interceptor lines and treatment plants or treatment plant capacity.

The City shall use its financial capacity to facilitate implementation of this policy if necessary, including, but not limited to:

- Issuing bonds,
- Using City funds directly, with repayment from future development fees
- Fee programs
- Developer financing

PF-21 New development shall fund its fair share portion of its impacts to all public facilities and infrastructure as provided for in state law.

PF-22 Infrastructure financing plans which specify the extent, timing and estimated cost of all necessary infrastructure shall be required for the approval of urban uses in the Laguna Ridge and Southeast Policy Areas, as defined in this General Plan. The resulting financing mechanisms shall be implemented prior to the development of urban uses.

PF-23 The City will coordinate with independent public service providers, including schools, parks and recreation, reclamation, water, transit, electric and other service districts, in developing financial and service planning strategies.

PF-24 Fee programs and/or other finance mechanisms for roadway and related infrastructure shall include sufficient funding for all of the following items:

- Design, engineering, environmental compliance, and construction of roadway lanes, traffic signals, and bridges.
- Right of way acquisition, design, engineering, environmental compliance, and construction costs sufficient to ensure that "zipper streets" are not created by non-participating owners. *(Please see the introduction to the Circulation Element for a discussion of the "zipper street" phenomenon.)*
- Drainage and other facilities related to new roadway construction.
- Installation of landscaped medians and streetscaping where appropriate.
- Installation of sidewalks or other facilities where needed to provide safe passage for pedestrians.

PF-25 Fee programs and/or other finance mechanisms for roadway and related infrastructure shall include sufficient funding for all of the following items:

- Design, engineering, environmental compliance, and construction of roadway lanes, traffic signals, and bridges.

- Right of way acquisition and design/engineering/environmental compliance/construction costs sufficient to ensure that "zipper streets" are not created by non-participating owners. *(Please see the introduction to the Circulation Element for a discussion of the "zipper street" phenomenon.)*
- Drainage and other facilities related to new roadway construction.
- Installation of landscaped medians and streetscaping where appropriate.

Fee programs and/or other finance mechanisms shall be reviewed regularly to ensure that sufficient funding will be available to construct all required facilities.

PF-26 To minimize damage to roadways and to reduce inconvenience to residents and businesses, the City shall seek to ensure that all utilities located in roadways are installed in a single operation. Multiple installations in which separate utilities are installed at different times and/or in different trenches, are specifically discouraged.

PF-26-Action 1 Work with utility providers to coordinate the installlation or upgrading of utilities and eliminate multiple trenching of city streets.

PUBLIC FACILITIES AND FINANCE POLICIES: OPEN SPACE ACQUISITION

Please see the Conservation Element and the Parks, Trails, and Open Space Element for policies related to the public financing of open space acquisition.

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Safety Element

Ensuring that Elk Grove is a safe community is a major goal of the City of Elk Grove. This Safety Element identifies the policies and programs the City will implement to make sure that the city's residents and businesses are safe from known and reasonably foreseeable hazards.

POTENTIAL SAFETY HAZARDS

Several major sources of potential safety hazards exist in Elk Grove and are addressed in this Safety Element:

- Potential release of toxic or hazardous substances as the result of accidents on truck routes and/or railroad lines which pass through Elk Grove.
- The release of toxic or hazardous substances which are used by commercial and industrial businesses in Elk Grove.
- Flooding
- Regional seismic activity and other geologic hazards
- Traffic accidents at at-grade railroad crossings

This Safety Element provides the City's policies for ensuring that the risk associated with these hazards can be reduced to an acceptable level; the City acknowledges that actions or policy statements on the behalf of the City cannot eliminate *all* risks.

This Element also provides policies related to police and fire protection and steps the City can take to assist in the prevention of fire hazards and crime.

POTENTIAL RELEASE OF HAZARDOUS SUBSTANCES

A number of uses throughout Elk Grove—from dry cleaners to filling stations to industrial users—maintain stocks of hazardous substances on site, and therefore raise the potential for the accidental release of these substances.

In addition, two freeways, several major surface routes, and two active rail lines traverse the Planning Area. Vehicles and rail cars carrying hazardous materials use all of these routes, and therefore bring the risk of an accident involving hazardous substances to large areas of Elk Grove.

Both of the freeways in the planning area carry heavy truck traffic, including trucks carrying hazardous and toxic materials.

FLOODING

Flooding affects a large part of the Planning Area, primarily in the eastern portion where major drainage facilities have not been built and stormwater flows either in natural channels or small ditches whose capacity is frequently exceeded. In the "Sheldon" area of Elk Grove, local flooding is widespread but generally minor; the flat land causes floodwaters to spread out, reducing threats to life.

NARROW BRIDGE

Land inundated by the Cosumnes River near Michigan Bar in 1997, a year that saw historic flooding levels.

Along the eastern and southern edges of the Planning Area, the Cosumnes River represents a major flood hazard. The Cosumnes River is the last river in California, which remains undammed along its entire length, so flooding caused by this river can be extensive.

For more information on flooding in the Planning Area, please refer to the General Plan Background Report.

REGIONAL SEISMIC ACTIVITY/GEOLOGIC HAZARDS

No known earthquake faults pass through the city limits or the Planning Area. However, faults even far from the Planning Area have the potential to generate earthshaking which could cause damage in Elk Grove. (*for more information on seismic and geologic conditions, please refer to the Background Report.*)

This Safety Element provides the City's policies related to reducing the risk of property damage and injury to persons as the result of groundshaking.

INDUSTRIAL USES

A variety of industrial uses are located in Elk Grove and the Planning Area, primarily in the southern portion of Elk Grove and in the Laguna West area west of the city. Many of these industrial facilities use and/or store chemicals and other materials that could result in damage both on- and off-site in the event of an accident.

Storage tanks are visible in this aerial photograph of industrial facilities on Waterman Road in Elk Grove

This Safety Element sets forth the City's policies associated with the placement of land uses near facilities of all kinds that pose a threat of injury in the event of accidental or deliberate incidents.

AT-GRADE RAILROAD CROSSINGS

Most of the roadway/railroad crossings in Elk Grove are "at-grade"—the roadway crosses the rails, with crossing gates provided to halt vehicle traffic while the train passes through. Two major crossings—on Elk Grove Boulevard and Laguna Boulevard in the western area of Elk Grove—are provided with a bridge crossing to carry the roadway over the rails.

This accident in February 2001at Elk Grove Boulevard led to calls for increased safety at railroad crossings.

While at-grade crossings are safe, a history of accidents—particularly at the Elk Grove Boulevard crossing in Old Town—have demonstrated the potential for accidents and injuries at these locations.

WATER SUPPLY FOR FIREFIGHTING

The issue of providing sufficient water supply (both water pressure and storage capacity) is addressed in the Public Facilities and Finance Element of this General Plan. *Please see the Background Report for information on the water systems and master plans maintained by the agencies that provide water service to Elk Grove.*

FIRE HAZARDS

There are no known fire hazards in Elk Grove that require the implementation of specific policies in this General Plan. *Please see the Background Report for further information on the fire Department Master Plan maintained by the Elk Grove Community Services District.*

EVACUATION ROUTES

The roadway system in Elk Grove provides numerous evacuation routes—please see the Circulation Element of this General Plan for information and policies related to roadways.

POLICE PROTECTION

ELK GROVE
POLICE

Police protection in Elk Grove is provided by the Elk Grove Police Department, which operates from headquarters on Bond Road. Detailed information on current staffing levels and service levels provided by the Elk Grove Police Department is included in the General Plan Background Report.

FIRE PROTECTION

Fire protection services in Elk Grove are provided by a separate agency, the Elk Grove Community Services District (EGCSD). The EGCSD maintains an extensive system of fire stations throughout Elk Grove and a portion of the Planning Area outside the city limits.

Elk Grove firefighters in action in June 2000

Because the City of Elk Grove does not provide fire protection services, this General Plan does not contain policies or action items that provide for the construction or operation of fire stations or related facilities; these facilities will be constructed pursuant to the EGCSD's Master Plan *(summarized in the General Plan Background Report)*. This Element, instead, focuses on policies and action items aimed at coordinating the efforts of the City with those of the EGCSD to ensure that an adequate level of fire protection is available at all times in Elk Grove.

This Safety Element implements the following Goals of the City of Elk Grove:

Guiding Goal 1: A High Quality of Life for All Residents
Focused Goal 1-1: A safe community, free from manmade and natural hazards

The following are the Safety Policies of the City of Elk Grove:

GENERAL SAFETY POLICIES

SA-1 The City will seek to maintain acceptable levels of risk of injury, death, and property damage resulting from reasonably foreseeable safety hazards in Elk Grove.

SA-2 In considering the potential impact of hazardous facilities on the public and/or adjacent or nearby properties, the City shall consider the hazards posed by reasonably foreseeable events.[1] Evaluation of such hazards shall address the potential for events at facilities to create hazardous physical effects at offsite locations that could result in death, significant injury, or significant property damage. The potential hazardous physical effects of an event need not be considered if the occurrence of an event is not reasonably foreseeable as defined in Policy SA-3. Absent substantial evidence to the contrary, a "hazardous physical effect" from an event shall be a level of exposure to a hazardous physical effect in excess of the levels identified in Policy SA-4.

SA-3 For the purpose of implementing Policy SA-2, the City considers an event to be "reasonably foreseeable" when the probability of the event occurring is greater than one in one million ($1 * 10^{-6}$) per year.

SA-3-Action 1 As part of the environmental review process for proposed projects, the City shall analyze potential safety-related impacts resulting from or affecting new development which could cause or be affected by reasonably foreseeable events. This analysis shall include the potential for events to occur at the facility, and the potential for hazardous physical effects to result from such events with respect to the hazards listed in Table SA-A.

SA-3-Action 2 The City shall maintain a database which records, in maps and text, the identified off-site hazards from any reasonably foreseeable events at hazardous facilities in Elk Grove, and shall make this information available to the public.

SA-4 The Maximum Acceptable Exposure standards shown in Table SA-A shall be used in determining the appropriateness of either:

(1) Placing a use near an existing hazardous facility which could expose the new use to hazardous physical effects, or

(2) Siting a hazardous facility that could expose other nearby uses to hazardous physical effects.

Absent substantial evidence to the contrary, the placement of land uses that do not meet the Maximum Acceptable Exposure standards shall be considered to result in a significant, adverse impact for the purposes of CEQA analysis.

SA-5 The City will cooperate with other local, regional, state, and federal agencies, and with rail carriers in an effort to secure the safety of all residents and businesses in Elk Grove.

SA-5-Action 1 Establish an Emergency Operations Center (EOC) to coordinate and direct overall emergency response operations. The establishment of the EOC should be coordinated with the Elk Grove Police Department, appropriate City departments, the Elk Grove CSD Fire District, and the County Sheriff's Department.

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[1] Please see the Glossary for a definition of "event" as used in this policy.

Table SA-A
Maximum Acceptable Exposure Criteria For Agricultural, Residential, and Non-Residential Land Uses

	Maximum Acceptable Exposure			
Land Use	**Over-pressure**	**Airborne Toxic Substances**	**Radiant Heat**	**Shrapnel**
Agriculture	3.4 psig(1)	Dose = ERPG-2(2) ppm for 60 min Exposure time = 60 min *For example: chlorine* *ERPG-2 = 3 ppm* *Dose = 3 ppm x 60 min = 180 ppm-min* *Target concentration = Dose/Exposure time* *Target concentration = (180 ppm-min) / 60 min* *Target concentration = 3 ppm chlorine*	Radiant dose = 200 kJ/m^2 (3) Exposure time = 30 sec *Target radiant energy = Radiant dose/Exposure time* *Target radiant energy = (200 kJ/m^2) / 30 sec* *Target radiant energy = 6.67 kW/m^2*	All uses shall be located such that the possibility of injury for an unprotected person due to shrapnel released by a reasonably foreseeable event(4) is less than $1/10^{-6}$ (1/1,000,000)
Residential (all density ranges) (5)	1.0 psig			
Office/ Commercial	1.0 psig			
Light industrial	1.25 psig	Dose = ERPG-2 ppm for 60 min Exposure time = 30 min *For example: chlorine* *ERPG-2 = 3 ppm* *Dose = 3 ppm x 60 min = 180 ppm-min* *Target concentration = Dose/Exposure time* *Target concentration = (180 ppm-min) / 30 min* *Target concentration = 6 ppm chlorine*	Radiant dose = 200 kJ/m^2 Exposure time = 15 sec *Target radiant energy = Radiant dose/Exposure time* *Target radiant energy = (200 kJ/m^2) / 15 sec* *Target radiant energy = 13.34 kW/m^2*	
Industrial	3.4 psig	Dose = ERPG-2 ppm for 60 min Exposure time = 15 min *For example: chlorine* *ERPG-2 = 3 ppm* *Dose = 3 ppm x 60 min = 180 ppm-min* *Target concentration = Dose/Exposure time* *Target concentration = (180 ppm-min) / 15 min* *Target concentration = 12 ppm chlorine*		

(1) psig: pounds per square inch gauge

(2) ERPG-2: Emergency Response Planning Guidelines. The maximum airborne concentration below which it is believed that nearly all individuals could be exposed for up to one hour without experiencing or developing irreversible or other serious health effects or symptoms which could impair an individual's ability to take protective action; ppm: parts per million

(3) kJ/m^2: kiloJoules per square meter (a measure of radiant heat received); kW/m^2: kilowatts per square meter; 1.0 kJ/m^2 = 1.0 kW/m^2 for 1 sec = 1 kW/(m^2-sec)

(4) As defined in Policy SA-3

(5) Includes schools, parks, libraries, and other similar public gathering places regardless of their location.

SA-5-Action 2 Establish an emergency response organization consisting of representatives from the Elk Grove Police Department, City departments, the Elk Grove CSD Fire Department, County agencies, utility agencies, schools, and the public.

SA-5-Action 3 Participate in State mutual aid agreements with neighboring cities and counties; State and federal emergency relief agencies; and private enterprises such as Red Cross, Salvation Army, and local medical institutions to assist in shelter, relief, and first aid operations. Encourage cooperation among adjacent communities to provide backup fire suppression and law enforcement assistance in emergency situations.

SA-5-Action 4 Participate in the Standard Emergency Management System.

SA-5-Action 5 Comply with the State of California Emergency Services Act.

SA-6 Consider developing and adopting a pre-disaster ordinance for post-disaster recovery and reconstruction that includes provisions for debris clearance, damage assessment, demolitions, re-occupancy and building moratorium criteria, fee waivers and deferrals, and expedited permitting procedures for repair and reconstruction.

SAFETY POLICIES: ACCIDENTAL RELEASE OF TOXIC OR HAZARDOUS SUBSTANCES

SA-7 The City of Elk Grove will work to identify and eliminate hazardous waste releases from both private companies and public agencies.

SA-8 Storage of hazardous materials and waste shall be strictly regulated, consistent with state and federal law.

SA-8-Action 1 Regularly review the City's codes to ensure that City regulations reflect the most up-to-date standards for the storage, handling, and use of hazardous and toxic materials.

SA-8-Action 2 Secondary containment and periodic examination shall be required for all storage of hazardous and toxic materials, consistent with the requirements of state or federal law.

SA-8-Action 3 As part of the review and approval of development plans and building permits, ensure that secondary containment is provided for hazardous and toxic materials.

SA-8 Action 4 Prior to site improvements for properties that are suspected or known to contain hazardous materials and sites that are listed on or identified on any hazardous material/waste database search shall require that the site and surrounding area be reviewed, tested, and remediated for potential hazardous materials in accordance with all local, state, and federal regulations.

SA-9 The City shall seek to ensure that all industrial facilities are constructed and operated in accordance with up-to-date safety and environmental protection standards.

SA-9-Action 1 Support continued enforcement of permitting requirements for radioactive materials, and enforce public safety standards for the use of these materials, including the placarding of transport vehicles.

SA-10 Industries which store and process hazardous or toxic materials shall provide a buffer zone between the installation and the property boundaries sufficient to protect public safety. The adequacy of the buffer zone shall be determined by the City of Elk Grove.

SA-10-Action 1 Consider the impact of proposed industrial development projects with respect to transport of hazardous materials within the city. To the extent feasible, uses requiring substantial transport of hazardous materials should be located to direct such traffic away from the city's residential and commercial areas.

SAFETY POLICIES: TRANSPORT OF HAZARDOUS MATERIALS

SA-11 Support continued coordination with the State Office of Emergency Services, the State Department of Toxic Substances Control, the State Highway Patrol, the Sacramento County Department of Environmental Health Services, the Elk Grove CSD Fire District, the Sheriff's Department, and other appropriate agencies in hazardous materials route planning and incident response.

SA-11-Action 1 Assist all appropriate state and federal agencies which regulate the transport of vehicles carrying hazardous materials through the city.

SA-11-Action 2 Request that state and federal agencies with responsibilities for regulating the transportation of hazardous materials review regulations and procedures, in cooperation with the City, to determine means of mitigating the public safety hazard in urbanized areas.

SAFETY POLICIES: DRAINAGE AND FLOODING

Note: The reader should also consult the Conservation and Air Quality Element for additional policies dealing with development within floodplain areas.

SA-12 The City opposes the construction of flood control facilities that would alter or reduce flows in the Cosumnes River and supports retention of the Cosumnes River floodplain in non-urban uses consistent with location in an area subject to flooding.

SA-13 The City shall require that all new projects not result in new or increased flooding impacts on adjoining parcels on upstream and downstream areas.

SA-14 The City shall give priority to the designation of appropriate land uses in areas subject to flooding to reduce risks to life and property. Construction of new flood control projects shall have a lower priority, unless land use controls (such as limiting new development in flood-prone areas) is not sufficient to reduce hazards to life and property to acceptable levels.

SA-15 Development shall not be permitted on land subject to flooding during a 100-year event, based on the most recent floodplain mapping prepared by the Federal Emergency Management Agency (FEMA) or updated mapping acceptable to the City of Elk Grove. Potential development in areas subject to flooding may be clustered onto portions of a site which are not subject to flooding, consistent with other policies of this General Plan.

SA-16 A buildable area outside the 100-year floodplain must be present on every residential lot sufficient to accommodate a residence and associated structures. Fill may be placed to create a buildable area only if approved by the City and in accordance with all other applicable policies and regulations.

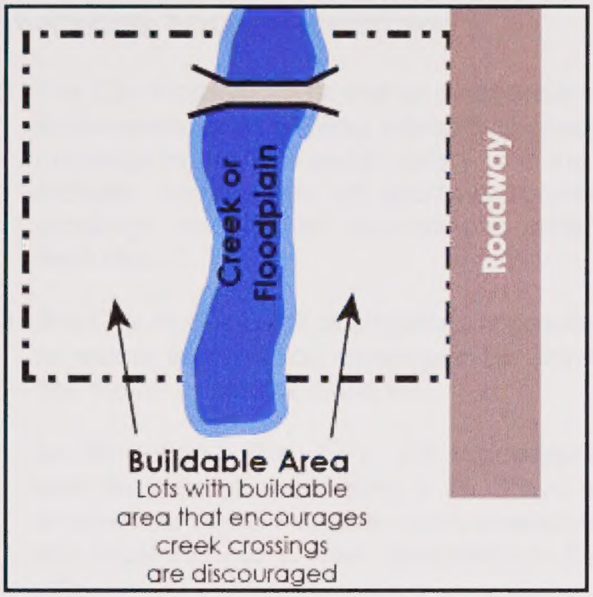
The use of fill in the 100-year floodplain to create buildable area is strongly discouraged, and shall be subject to review to determine potential impacts on wildlife, habitat, and flooding on other parcels.

SA-17 Vehicular access to the buildable area of all parcels must be at or above the 10-year flood elevation.

SA-18 Creation of lots whose access will be inundated by flows resulting from a 10-year or greater storm shall not be allowed. Bridges or similar structures may be used to provide access over creeks or inundated areas, subject to applicable local, state, and federal regulations.

SA-19 Discourage the number of crossings of natural creeks in order to reduce potential flooding and access problems.

SA-19-Action 1 Lots or parcels which will contain two or more buildable areas on both sides of a creek or floodplain shall be discouraged. *See the figure below.*


Creek or Floodplain
Roadway
Buildable Area
Lots with buildable area that encourages creek crossings are discouraged

SA-20 Parcels should not be created on which the presence of easements, floodplain, marsh or riparian habitat, or other features would leave insufficient land to build and operate structures. This policy shall not apply to open space lots specifically created for dedication to the City or another appropriate party for habitat protection, flood control, drainage, or wetland maintenance.

SA-21 Where necessary due to clear dangers to life or property, the City will support the construction of flood control projects.

SA-21-Action 1 The City will participate through the Sacramento Area Flood Control Agency in obtaining federal authorization for construction of a backbone flood control project along the Sacramento River and the immediate connection of local internal streams to this river.

SA-21-Action 2 The City will continue local efforts that encourage implementation of the Federal Flood Insurance Program.

SA-21-Action 3 The City will participate with the City of Sacramento, the Army Corps of Engineers and other Federal, State and local governments and agencies to develop policies to finance, construct, and plan flood improvements to eliminate flooding in Elk Grove.

SA-22 New and modified bridge structures shall not cause an increase in water surface elevations of the 100-year floodplain exceeding one foot, unless analysis clearly indicates that the physical and/or economic use of upstream property will not be adversely affected.

SA-23 The City shall require all new urban development projects to incorporate runoff control measures to minimize peak flows of runoff and/or assist in financing or otherwise implementing Comprehensive Drainage Plans.

SA-23-Action 1 As part of the review of development projects, ensure that runoff control measures are planned and provided.

SA-24 Drainage facilities should be properly maintained to ensure their proper operation during storms.

SAFETY POLICIES: GEOLOGIC AND SEISMIC HAZARDS

SA-25 The City supports efforts by Federal, State, and other local jurisdictions to investigate local seismic and geological hazards and support those programs that effectively mitigate these hazards.

SA-25-Action 1 Implement the Uniform Building Code to ensure that structures meet all applicable seismic standards.

SA-26 The City shall seek to ensure that new structures are protected from damage caused by geologic and/or soil conditions.

SA-26 Action 1 Require that a geotechnical report or other appropriate analysis be conducted to determine the shrink/swell potential and stability of the soil for public and private construction projects and identifies measures necessary to ensure stable soil conditions.

SAFETY POLICIES: RAILROAD CROSSINGS

SA-27 The City shall initiate as well as cooperate in improvements at existing railroad-at-grade crossings to improve public safety. This may include construction of grade-separated crossings and other appropriate safety features.

SA-28 The City shall take all appropriate measures to ensure that railroad crossings in Elk Grove are made as safe as possible.

SA-28-Action 1 The City will coordinate with the railroads operating in Elk Grove to ensure that all appropriate safety measures are implemented in their operations in the city.

SA-28-Action 2 The City will seek to improve the safety at rail crossings by continuing to investigate improvements in crossing gates and warning devices.

SA-28-Action 3 The City will make available information on railroad crossing safety at City Hall and on the City's web site to encourage safe practices by Elk Grove residents and businesses.

SAFETY POLICIES: EVACUATION ROUTES

A properly planned and implemented roadway system within the city will facilitate the efficient movement of police and fire fighting equipment and the safe evacuation of residents. Please refer to the Circulation Element for policies related to the city's overall circulation system.

SAFETY POLICIES: POLICE PROTECTION

SA-29 The City shall regularly monitor and review the level of police staffing provided in Elk Grove, and ensure that sufficient staffing and resources are available to serve local needs.

SA-30 Design neighborhoods and buildings in a manner that prevents crime and provides security and safety for people and property when feasible.

SAFETY POLICIES: DESIGN OF SITES AND BUILDINGS

SA-31 Encourage the use of Crime Prevention Through Environmental Design (CPTED) principles in the design of development projects and buildings. These basic principles include:

Natural Surveillance

A design concept directed primarily at keeping intruders easily observable. Promoted by features that maximize visibility of people, parking areas and building entrances: doors and windows that look out on to streets and parking areas; pedestrian-friendly sidewalks and streets; front porches; adequate nighttime lighting.

Territorial Reinforcement

Physical design can create or extend a sphere of influence. Users then develop a sense of territorial control while potential offenders, perceiving this control, are discouraged. Promoted by features that define property lines and distinguish private spaces from public spaces using landscape plantings, pavement designs, gateway treatments, and 'CPTED" fences.

Natural Access Control

A design concept directed primarily at decreasing crime opportunity by denying access to crime targets and creating in offenders a perception of risk. Gained by designing streets, sidewalks, building entrances and neighborhood gateways to clearly indicate public routes and discouraging access to private areas with structural elements.

Target Hardening

Accomplished by features that prohibit entry or access: window locks, dead bolts for doors, interior door hinges.

SAFETY POLICIES: FIRE PROTECTION

SA-32 Cooperate with the Elk Grove Community Services District (EGCSD) Fire Department to reduce fire hazards, assist in fire suppression, and promote fire safety in Elk Grove.

SA-32-Action 1 Review new development for adequate water supply and pressure, fire hydrants, and access to structures by fire fighting equipment and personnel.

SA-32-Action 2 Review projects for compliance with the Fire Code as part of the building permit process.

SA-32-Action 3 Work with the EGCSD to develop high visibility fire prevention programs, including those which provide voluntary home inspections and awareness of home fire prevention measures.

SA-32-Action 4 Require, where appropriate, on-site fire suppression systems for all new commercial and industrial development to reduce the dependence on fire department equipment and personnel.

SA-32-Action 5 The City shall continue to maintain, periodically update, and test the effectiveness of its Emergency Response Plan.

SA-32-Action 6 The City shall require the installation of earthquake-triggered automatic gas shut-off sensors in high-occupancy facilities and in industrial and commercial structures.

SA-32-Action 7 Work with the EGCSD Fire Department to enforce all existing codes and ordinances regarding fire protection, including building inspection and vegetation management.

SAFETY POLICIES: WATER SUPPLY FOR FIREFIGHTING

Please see the Public Facilities and Finance Element for policies related to water supply.

Glossary of Common Terms

The following Glossary provides definitions of common planning terms.

The definitions shown in this Glossary may be used to interpret policies in the General Plan, but shall not be interpreted as policies, standards, thresholds, guidelines, etc.

100-Year Flood
A flood that has 1 percent likelihood of occurring in any given year.

100-Year Floodplain
The area covered in water during a 100-year flood.

Access/Egress
The ability to enter a site from a roadway and exit a site onto a roadway by motorized vehicle.

Acres, Gross
The entire acreage of a site. Gross acreage is calculated to the centerline of proposed bounding streets and to the edge of the right-of-way of existing or dedicated streets.

Acres, Net
The portion of a site that can actually be built upon. The following generally are not included in the net acreage of a site: public or private road rights-of-way, public open space, and flood ways.

Adverse Impact
A negative consequence for the physical, social, or economic environment resulting from an action or project.

Affordable Housing
Housing capable of being purchased or rented by a household with very low, low, or moderate income, based on a household's ability to make monthly payments necessary to obtain housing. Housing is considered affordable when a household pays less than 30 percent of its gross monthly income for housing and utilities.

Agency
The governmental entity, department, office, or administrative unit responsible for carrying out regulations.

Agricultural Preserve
Land designated for agriculture or conservation. (See "Williamson Act.")

Agriculture
Use of land for the production of food and fiber, including the growing of crops and/or the grazing of animals on natural prime or improved pastureland.

Agriculture-Related Business
Feed mills, dairy supplies, poultry processing, creameries, auction yards, and other businesses supporting local agriculture.

Air Pollution
Concentrations of substances found in the atmosphere that exceed naturally occurring quantities and are undesirable or harmful in some way.

Airport-related Use
A use that supports airport operations including, but not limited to, aircraft repair and maintenance, flight instruction, and aircraft chartering.

Alluvial
Soils deposited by stream action.

Alquist-Priolo Special Studies Zone Act, Earthquake Fault Zone
A state designated seismic hazard zone along traces of potentially and recently active faults, in which specialized geologic investigations must be prepared prior to approval of certain types of new development.

Ambient
Surrounding on all sides; used to describe measurements of existing conditions with respect to traffic, noise, air and other environments.

Analysis
The examination of a subject, particularly its component parts and their interrelationships.

Annex, v.
To incorporate a land area into an existing district or municipality, with a resulting change in the boundaries of the annexing jurisdiction.

Apartment

(1) One or more rooms of a building used as a place to live, in a building containing at least one other unit used for the same purpose.

(2) A separate suite, not owner occupied, which includes kitchen facilities and is designed for and rented as the home, residence, or sleeping place of one or more persons living as a single housekeeping unit.

Approach Zone
The air space at each end of a landing strip that defines the glide path or approach path of an aircraft and that should be free from obstruction.

Appropriate
Suitable for a particular person, place, or condition.

Aquifer
An underground, water-bearing layer of earth, porous rock, sand, or gravel, through which water can seep or be held in natural storage. Aquifers generally hold sufficient water to be used as a water supply.

Archaeological
Relating to the material remains of past human life, culture, or activities.

Articulation
Variation in the depth of the building plane, roofline, or height of a structure that breaks up plain, monotonous areas and creates patterns of light and shadow.

Assessment District
(See "Benefit Assessment District.")

Attainment
Compliance with state and federal ambient air quality standards within an air basin. (See "Non-attainment.")

Automobile-intensive Use
A use of a retail area that depends on exposure to continuous auto traffic.

Average Daily Traffic (ADT)
The total volume of traffic carried by a roadway segment in an average 24-hour period *or* the average number of vehicle trips generated by a project or projects in a 24-hour period.

Benefit Assessment District
An area within a public agency's boundaries that receives a special benefit from the construction of one or more public facilities. A Benefit Assessment District has no legal life of its own and cannot act by itself. It is strictly a financing mechanism for providing public infrastructure as allowed under the Streets And Highways Code. Bonds may be issued to finance the improvements, subject to repayment by assessments charged against the benefiting properties. Creation of a Benefit Assessment District enables property owners in a specific area to cause the construction of public facilities or to maintain them (for example, a downtown, or the grounds and landscaping of a specific area) by contributing their fair share of the construction and/or installation and operating costs.

Bicycle Lane (Class II facility)
A corridor expressly reserved for bicycles on a street or roadway in addition to any lanes for use by motorized vehicles.

Bicycle Path (Class I facility)
A paved route not on a street or roadway and expressly reserved for bicycles traversing an otherwise unpaved area.

Bicycle Route (Class III facility)
A facility shared with motorists and identified only by signs. A bicycle route has no pavement markings or lane stripes.

Bikeways
A term that encompasses bicycle lanes, bicycle paths, and bicycle routes.

Biotic Community
A group of living organisms characterized by a distinctive combination of both animal and plant species in a particular habitat.

Bond
An interest-bearing promise to pay a stipulated sum of money, with the principal amount due on a specific date. Funds raised through the sale of bonds can be used for various public purposes.

Buffer Zone
An area of land separating two distinct land uses that acts to soften or mitigate the effects of one land use on the other.

Building
Any structure used or intended for supporting or sheltering any use or occupancy.

Buildout; Build-out
Development of land to its full potential or theoretical capacity as permitted under current or proposed planning or zoning designations. (See "Carrying Capacity.")

California Environmental Quality Act (CEQA)
A State law requiring State and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an Environmental Impact Report (EIR) must be prepared and certified as to its adequacy before taking action on the proposed project. General Plans require the preparation of a "program EIR."

Caltrans
California Department of Transportation.

Capital Improvements Program (CIP)
A program, administered by a city or county government and reviewed by its planning commission, which schedules permanent improvements, usually for a minimum of five years in the future, to fit the projected fiscal capability of the local jurisdiction. The program generally is reviewed annually, for conformance to and consistency with the General Plan.

Carbon Dioxide
A colorless, odorless, non-poisonous gas that is a normal part of the atmosphere.

Carbon Monoxide
A colorless, odorless, highly poisonous gas produced by automobiles and other machines with internal combustion engines that imperfectly burn fossil fuels such as oil and gas.

Carrying Capacity
Used in determining the potential of an area to absorb development:

(1) The level of land use, human activity, or development for a specific area that can be accommodated permanently without an irreversible change in the quality of air, water, land, or plant and animal habitats.

(2) The upper limits of development beyond which the quality of human life, health, welfare, safety, or community character within an area will be impaired.

(3) The maximum level of development allowable under current zoning. (See "Buildout.")

Census
The official decennial enumeration of the population conducted by the federal government.

Channelization

(1) The straightening and/or deepening of a watercourse for purposes of storm-runoff control or ease of navigation. Channelization often includes lining of stream banks with a retaining material such as concrete.

(2) At the intersection of roadways, the directional separation of traffic lanes through the use of curbs or raised islands that limit the paths that vehicles may take through the intersection.

Character
Special physical characteristics of a structure or area that set it apart from its surroundings and contribute to its individuality.

Circulation System
A network of transit, automobile, bicycle and pedestrian rights-of-way that connect origins and destinations.

City
City with a capital "C" refers to the City of Elk Grove as the incorporated government agency (e.g., "The *City* will enact ordinances."). City with a lower case "c" refers to the geographical area of a city (e.g., "There are parks in the *city*.")

Clear Zone
That section of an approach zone of an airport where the plane defining the glide path is 50 feet or less above the centerline of the runway. The clear zone ends where the height of the glide path above ground level is above 50 feet. Land use under the clear zone is restricted.

Clustered Development
Development in which a number of dwelling units are placed in closer proximity than usual, or are

attached, with the purpose of retaining an open space area.

Community Development Block Grant (CDBG)
A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities, and by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

Community Facilities District
Under the Mello-Roos Community Facilities Act of 1982 (Government Code Section 53311, et seq.), a legislative body may create within its jurisdiction a special district that can issue tax-exempt bonds for the planning, design, acquisition, construction, and/or operation of public facilities, as well as provide public services to district residents. Special tax assessments levied by the district are used to repay the bonds.

Compatible
Capable of existing together without conflict or ill effects.

Concurrency
Installation and operation of facilities and services needed to meet the demands of new development simultaneous with the development.

Conservation
The management of natural resources to prevent waste, destruction, or degradation.

Consistency, Consistent With
Free from significant variation or contradiction. California State law requires that a general plan be internally consistent and also requires consistency between a general plan and implementation measures such as the Zoning Code.

Consistent
Free from variation or contradiction. Programs in the General Plan are to be consistent, not contradictory or preferential. State law requires consistency between a general plan and implementation measures such as the Zoning Code.

County
County with a capital "C" generally refers to the government or administration of a county. County with a lower case "c" may mean any county or may refer to the geographical area. In this General Plan, "The County" generally refers to the County of Sacramento, either as a governmental agency or as a geographic area.

Covenants, Conditions, and Restrictions (CC&Rs)
A term used to describe restrictive limitations that may be placed on property and its use, and which usually are made a condition of holding title or lease.

Criterion
A standard upon which a judgment or decision may be based. (See "Standards.")

Critical Facility
Facilities housing or serving many people, which are necessary in the event of an earthquake or flood, such as hospitals, fire, police, and emergency service facilities, utility "lifeline" facilities, such as water, electricity, and gas supply, sewage disposal, and communications and transportation facilities.

Cumulative Impact
As used in CEQA, the total impact resulting from the accumulated impacts of individual projects or programs over time.

dB
Decibel; a unit used to express the relative intensity of a sound. Every increase of 10 dBA doubles the perceived loudness though the noise is actually ten times more intense.

dBA
The "A-weighted" scale for measuring sound in decibels; adjusts the effects of low and high frequencies in order to simulate human hearing.

Dedication
The turning over by an owner or developer of private land for public use, and the acceptance of land for such use by the governmental agency having jurisdiction over the public function for which it will be used. Dedications for roads, parks, school sites, or other public uses often are made conditions for approval of a development by a city or county. Dedication, In lieu of cash payments

that may be required of an owner or developer as a substitute for a dedication of land, usually calculated in dollars per lot, and referred to as in lieu fees or in lieu contributions.

Density, Residential
The number of permanent residential dwelling units per acre of land. Densities specified in this General Plan may be expressed in units per gross acre. *See "Acres, Gross"*

Density, Employment
A measure of the number of employed persons per specific area (for example, employees/acre).

Developable Acres, Net
See "Acres, Net"

Developable Land
Land that is suitable as a location for structures and that can be developed free of hazards to, without disruption of, or significant impact on natural resource areas.

Developer
An individual who or business that prepares raw land for the construction of buildings or causes to be built physical building space for use primarily by others, and in which the preparation of the land or the creation of the building space is in itself a business and is not incidental to another business or activity.

Development
The physical extension and/or construction of urban land uses. Development activities include: subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; installation of septic systems; grading; deposit of refuse, debris, or fill materials; and clearing of natural vegetative cover (with the exception of agricultural activities).

Development Agreement
A legislatively approved contract between a jurisdiction and a person having legal or equitable interest in real property within the jurisdiction (California Government Code Section 5865 et seq.) that "freezes" certain rules, regulations, and policies applicable to development of a property for a specified period of time, usually in exchange for certain concessions by the owner.

Development Fee
See "Impact Fee"

Development Rights, Transfer of (TDR)
Also known as "Transfer of Development Credits," a program that can relocate potential development from areas where proposed land use or environmental impacts are considered undesirable (the "donor" site) to another ("receiver") site chosen on the basis of its ability to accommodate additional units of development beyond that for which it was zoned, with minimal environmental, social, and aesthetic impacts.

Discourage, v.
To advise or persuade to refrain from.

Discretionary Decision
As used in CEQA, an action taken by a governmental agency that calls for the exercise of judgment in deciding whether to approve and/or how to carry out a project.

Dwelling Unit
A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), which constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.

Easement
Usually the right to use property owned by another for specific purposes or to gain access to another property. For example, utility companies often have easements on the private property of individuals to be able to install and maintain utility facilities.

Easement, Conservation
A tool for acquiring open space with less than full-fee purchase, whereby a public agency buys only certain specific rights from the land owner. These may be positive rights (providing the public with the opportunity to hunt, fish, hike, or ride over the land), or they may be restrictive rights (limiting the uses to which the land owner may devote the land in the future.)

Ecosystem
An interacting system formed by a biotic community and its physical environment.

Elderly
Persons age 62 and older. (See "Seniors.")

Eminent Domain
The right of a public entity to acquire private property for public use by condemnation, and the payment of just compensation.

Emission Standard
The maximum amount of pollutant legally permitted to be discharged from a single source, either mobile or stationary.

Encourage, v.
To stimulate or foster a particular condition through direct or indirect action by the private sector or government agencies.

Endangered Species
A species of animal or plant is considered to be endangered when its prospects for survival and reproduction are in immediate jeopardy from one or more causes.

Enhance, v.
To improve existing conditions by increasing the quantity or quality of beneficial uses or features.

Environment
CEQA defines environment as "the physical conditions which exist within the area which will be affected by a proposed project, including land, air, water, mineral, flora, fauna, noise, and objects of historic or aesthetic significance." (See "California Environmental Quality Act.")

Environmental Impact Report (EIR)
A report required by the California Environmental Quality Act (CEQA) and which assesses all the environmental characteristics of an area and determines what effects or impacts will result if the area is altered or disturbed by a proposed action or project. (See "California Environmental Quality Act.")

Environmental Impact Statement (EIS)
Under the National Environmental Policy Act, a statement on the effect of development proposals and other major actions that significantly affect the environment.

Erosion
(1) The loosening and transportation of rock and soil debris by wind, rain, or running water.
(2) The gradual wearing away of the upper layers of earth.

Event
As used in the Safety Element of this General Plan, an "event" is an accidental release of a substance, material or energy from a facility that may cause a hazardous physical effect beyond the exterior boundary of the facility. An "event" may occur as the end result of a series of related circumstances or actions; the individual circumstances or actions are not themselves considered to be "events" for the purposes of implementation of Safety Element policies.

Exaction
A contribution or payment required as an authorized precondition for receiving a development permit; usually refers to mandatory dedication (or fee in lieu of dedication) requirements found in many subdivision regulations.

Family
An individual or a group of persons living together in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind.

Farmland
Refers to eight classifications of land mapped by the U.S. Department of Agriculture Soil Conservation Service.

Fault
A fracture in the earth's crust forming a boundary between rock masses that have shifted.

Feasible, Economically
Capable of being done, executed, or managed successfully from the standpoint of the physical and/or financial abilities of the implementer(s).

Feasible, Technically
Capable of being implemented because the industrial, mechanical, or application technology exists.

Finding(s)
The result(s) of an investigation and the basis upon which decisions are made. Findings are used by government agents and bodies to justify action taken by the entity.

Fire Hazard Zone
An area where, due to slope, fuel, weather, or other fire-related conditions, the potential loss of life and property from a fire necessitates special fire protection measures and planning before development occurs.

Flood Insurance Rate Map (FIRM)
For each community, the official map on which the Federal Insurance Administration has delineated areas of special flood hazard and the risk premium zones applicable to that community.

Flood Plain
The relatively level land area on either side of the banks of a stream regularly subject to flooding. *See "100-Year Floodplain"*

Floodway
The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the "base flood" without cumulatively increasing the water surface elevation more than one foot. No development is allowed in floodways.

Floor Area, Gross
The sum of the horizontal areas of the several floors of a building measured from the exterior face of exterior walls, or from the centerline of a wall separating two buildings, but not including any space where the floor-to-ceiling height is less than six feet. Some cities exclude specific kinds of space (e.g., elevator shafts, parking decks) from the calculation of gross floor area.

Floor Area Ratio (FAR)
The gross floor area permitted on a site divided by the total net area of the site, expressed in decimals to one or two places. For example, on a site with 10,000 net sq. ft. of land area, a Floor Area Ratio of 1.0 will allow a maximum of 10,000 gross sq. ft. of building floor area to be built. On the same site, an FAR of 1.5 would allow 15,000 sq. ft. of floor area; an FAR of 2.0 would allow 20,000 sq. ft.; and an FAR of 0.5 would allow only 5,000 sq. ft.

Footprint; Building Footprint
The outline of a building at all of those points where it meets the ground.

Gateway
A point along a roadway entering a city or county at which a motorist gains a sense of having left the environs and of having entered the city or county.

Geological
Pertaining to rock or solid matter.

Grasslands
Land reserved for pasturing or mowing, in which grasses are the predominant vegetation.

Groundwater
Water under the earth's surface, often confined to aquifers capable of supplying wells and springs.

Groundwater Recharge
The natural process of infiltration and percolation of rainwater from land areas or streams through permeable soils into water holding rocks that provide underground storage ("aquifers").

Guidelines
General statements of policy direction around which specific details may be later established.

Habitat
The physical location or type of environment in which an organism or biological population lives or occurs.

Hazardous Material
Any substance that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. The term includes, but is not limited to, hazardous substances and hazardous wastes.

Historic; Historical
An historic building or site is one that is noteworthy for its significance in local, state, or national history or culture, its architecture or design, or its works of art, memorabilia, or artifacts.

Historic Preservation
The preservation of historically significant structures and neighborhoods until such time as, and in order to facilitate, restoration and rehabilitation of the building(s) to a former condition.

Household
All those persons—related or unrelated—who occupy a single housing unit. (See "Family.")

Households, Number of
The count of all year-round housing units occupied by one or more persons. The concept of household is important because the formation of new households generates the demand for housing. Each new household formed creates the need for one additional housing unit or requires that one existing housing unit be shared by two households. Thus, household formation can continue to take place even without an increase in population, thereby increasing the demand for housing.

Housing and Community Development Department of the State of California (HCD)
The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low- and moderate-income households.

Housing Unit
The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law. A housing unit has, at least, cooking facilities, a bathroom, and a place to sleep. *See "Dwelling Unit," "Family," and "Household."*

Hydrocarbons
A family of compounds containing carbon and hydrogen in various combinations. They are emitted into the atmosphere from manufacturing, storage and handling, or combustion of petroleum products and through natural processes. Certain hydrocarbons interact with nitrogen oxides in the presence of intense sunlight to form photochemical air pollution.

Image
The mental picture or impression of a city or place taken from memory and held in common by members of the community.

Impact
The effect of any direct man-made actions or indirect repercussions of man-made actions on existing physical, social, or economic conditions.

Impact Fee
A fee, also called a development fee, levied on the developer of a project by a city, county, or other public agency as compensation for otherwise-unmitigated impacts the project will produce. California Government Code Section 66000 et seq. specifies that development fees shall not exceed the estimated reasonable cost of providing the service for which the fee is charged. To lawfully impose a development fee, the public agency must verify its method of calculation and document proper restrictions on use of the fund.

Impervious Surface
Surface through which water cannot penetrate, such as roof, road, sidewalk, and paved parking lot. The amount of impervious surface increases with development and establishes the need for drainage facilities to carry the increased runoff.

Implementation
Actions, procedures, programs, or techniques that carry out policies.

Improvement
The addition of one or more structures or utilities on a parcel of land.

Incident
See "Event"

Incorporation
Creation of a new city.

Industrial
The manufacture, production, and processing of consumer goods. Industrial is often divided into "heavy industrial" uses, such as construction yards, quarrying, and factories; and "light industrial" uses, such as research and development and less intensive warehousing and manufacturing.

Industrial Park; Office Park
A planned assemblage of buildings designed for workplace use.

Infill Development
Development of vacant land (usually individual lots or left-over properties) within areas that are already largely developed.

Infrastructure
Public services and facilities, such as sewage-disposal systems, water-supply systems, other utility systems, and roads.

Institutional Uses
(1) Publicly or privately owned and operated activities such as hospitals, convalescent hospitals, intermediate care facilities, nursing homes, museums, and schools and colleges;
(2) Churches and other religious organizations; and
(3) Other non-profit activities of a welfare, educational, or philanthropic nature that can not be considered residential, commercial, or industrial. *See "Public and Quasi-public Facilities"*

Intensity, Building
For residential uses, the actual number or the allowable range of dwelling units per net or gross acre. For non-residential uses, the actual or the maximum permitted floor area ratios (FARs).

Inter-agency
Indicates cooperation between or among two or more discrete agencies in regard to a specific program.

Interest, Fee
Entitles a landowner to exercise complete control over use of land, subject only to government land use regulations.

Interest, Less-than-fee
The purchase of interest in land rather than outright ownership; includes the purchase of development rights via conservation, open space, or scenic easements. (See "Development Rights.", "Easement, Scenic.", "Lease.", and "Leasehold Interest.")

Intermittent Stream
A stream that normally flows for at least thirty (30) days after the last major rain of the season and is dry a large part of the year.

Jobs/Housing Balance; Jobs/Housing Ratio
The availability of affordable housing for employees. The jobs/housing ratio divides the number of jobs in an area by the number of employed residents. A ratio of 1.0 indicates a balance. A ratio greater than 1.0 indicates a net in-commute; less than 1.0 indicates a net out-commute.

Joint Powers Authority (JPA)
A legal arrangement that enables two or more units of government to share authority in order to plan and carry out a specific program or set of programs that serves both units.

Land Banking
The purchase of land by a local government for use or resale at a later date. "Banked lands" have been used for development of low- and moderate-income housing, expansion of parks, and development of industrial and commercial centers. Federal rail-banking law allows railroads to bank unused rail corridors for future rail use while allowing interim use as trails.

Landmark
(1) A building, site, object, structure, or significant tree, having historical, architectural, social, or cultural significance and marked for preservation by the local, state, or federal government.
(2) A visually prominent or outstanding structure or natural feature that functions as a point of orientation or identification.

Landscaping
Planting including trees, shrubs, and ground covers suitably designed, selected, installed, and maintained as to enhance a site or roadway permanently.

Land Use
The occupation or utilization of land or water area for any human activity or any purpose defined in the General Plan.

Land Use Regulation
A term encompassing the regulation of land in general and often used to mean those regulations incorporated in the General Plan, as distinct from zoning regulations (which are more specific).

Leapfrog Development
New development separated from existing development by substantial vacant land.

Lease
A contractual agreement by which an owner of real property (the lessor) gives the right of possession to another (a lessee) for a specified period of time (term) and for a specified consideration (rent).

Level of Service (LOS) Standard
A standard used by government agencies to measure the quality or effectiveness of a municipal service, such as police, fire, or library, or the performance of a facility, such as a street or highway.

Level of Service (Traffic)
A scale that measures the amount of traffic that a roadway or intersection can accommodate, based on such factors as maneuverability, driver dissatisfaction, and delay. Although various measures of traffic are used, the following are commonly accepted descriptions:

- *Level of Service A* - Indicates a relatively free flow of traffic, with little or no limitation on vehicle movement or speed.
- *Level of Service B* - Describes a steady flow of traffic, with only slight delays in vehicle movement and speed. All queues clear in a single signal cycle.
- *Level of Service C* - Denotes a reasonably steady, high-volume flow of traffic, with some limitations on movement and speed, and occasional backups on critical approaches.
- *Level of Service D* - Designates the level where traffic nears an unstable flow, intersections still function, but short queues develop and cars may have to wait through one cycle during short peaks.
- *Level of Service E* - Represents traffic characterized by slow movement and frequent (although momentary) stoppages. This type of congestion is considered severe, but is not uncommon at peak traffic hours, with frequent stopping, long-standing queues, and blocked intersections.
- *Level of Service F* - Describes unsatisfactory stop-and-go traffic characterized by "traffic jams" and stoppages of long duration. Vehicles at signalized intersections usually have to wait through one or more signal changes, and "upstream" intersections may be blocked by the long queues.

Light Rail
"Street cars" or "trolley cars" that typically operate entirely, or substantially, in mixed traffic and in non-exclusive, at-grade rights-of- way. Passengers typically board vehicles from the street level (as opposed to a platform that is level with the train) and the driver may collect fares. Vehicles are each electrically self-propelled and usually operate in one or two-car trains.

Liquefaction
The transformation of loose water-saturated granular materials (such as sand or silt) from a solid into a liquid state. A type of ground failure that can occur during an earthquake.

Local Agency Formation Commission (LAFCo)
A five- or seven-member commission within each county that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities. Each county's LAFCo is empowered to approve, disapprove, or conditionally approve such proposals. The five LAFCo members generally include two county supervisors, two city council members, and one member representing the general public. Some LAFCos include two representatives of special districts.

Lot
(See "Site.")

Lot of Record
A lot that is part of a recorded subdivision or a parcel of land that has been recorded at the county recorder's office containing property tax records.

Maintain, v.
To keep in an existing state. (See " Preserve, v.")

Map, Parcel
For residential subdivisions, a map created pursuant to the Subdivision Map Act (SMA) which contains four or fewer lots. Parcel maps created for commercial property may include more than four lots, as provided in the SMA.

Map, Tract
A subdivision map for residential development which includes five or more lots.

Marsh
An area periodically or permanently covered with shallow water, either fresh or saline.

May
That which is permissible.

Median Strip
The dividing area, either paved or landscaped, between opposing lanes of traffic on a roadway.

Mello-Roos Bonds
Locally issued bonds that are repaid by a special tax imposed on property owners within a "community facilities" district established by a governmental entity. The bond proceeds can be used for public improvements and for a limited number of services. Named after the program's legislative authors.

Mercalli Intensity Scale
A subjective measure of the observed effects (human reactions, structural damage, geologic effects) of an earthquake. Expressed in Roman numerals from I to XII.

Mineral Resource
Land on which known deposits of commercially viable mineral or aggregate deposits exist. This designation is applied to sites determined by the State Division of Mines and Geology as being a resource of regional significance, and is intended to help maintain the quarrying operations and protect them from encroachment of incompatible land uses.

Minimize, v.
To reduce or lessen, but not necessarily to eliminate.

Mining
The act or process of extracting resources, such as oil, minerals, or sand and gravel, from the earth.

Ministerial (Administrative) Decision
An action taken by a governmental agency that follows established procedures and rules and does not call for the exercise of judgment in deciding whether to approve a project.

Mitigate, v.
To ameliorate, alleviate, or avoid to the extent reasonably feasible.

Multiple Family Building
A detached building designed and used exclusively as a dwelling by three or more families occupying separate suites.

Municipal Services
(See "Municipal Services.")

Must
That which is mandatory.

National Ambient Air Quality Standards
The prescribed level of pollutants in the outside air that cannot be exceeded legally during a specified time in a specified geographical area.

National Environmental Policy Act (NEPA)
An act passed in 1974 establishing federal legislation for national environmental policy, a council on environmental quality, and the requirements for environmental impact statements.

National Flood Insurance Program
A federal program that authorizes the sale of federally subsidized flood insurance in communities where such flood insurance is not available privately.

National Historic Preservation Act
A 1966 federal law that established a National Register of Historic Places and the Advisory Council on Historic Preservation, and that authorized grants-in-aid for preserving historic properties.

National Register of Historic Places
The official list, established by the National Historic Preservation Act, of sites, districts, buildings, structures, and objects significant in the nation's

history or whose artistic or architectural value is unique.

Native Plant or Animal
A plant or animal species that originates from a particular area.

Natural State
The condition existing prior to development.

Necessary
Essential or required.

Noise
Any sound that is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying. Noise, simply, is "unwanted sound."

Noise Attenuation
Reduction of the level of a noise source using a substance, material, or surface, such as earth berms and/or solid concrete walls.

Noise Contour
A line connecting points of equal noise level as measured on the same scale. Noise levels greater than the 60 Ldn contour (measured in dBA) require noise attenuation in residential development.

Non-attainment
The condition of not achieving a desired or required level of performance. Frequently used in reference to air quality. (See "Attainment.")

Oak
Any tree of the *Quercus* species.

Office Use
The use of land by general business offices, medical and professional offices, administrative or headquarters offices for large wholesaling or manufacturing operations, and research and development.

Open Space Land
Any parcel or area of land or water that is essentially unimproved and devoted to an open space use for the purposes of
(1) the preservation of natural resources,
(2) the managed production of resources, (
(3) outdoor recreation, or
(4) public health and safety.

Ordinance
A law or regulation set forth and adopted by a governmental authority, usually a city or county.

Parcel
A lot, or contiguous group of lots, in single ownership or under single control, usually considered a unit for purposes of development.

Parcel Map
See "Map, Parcel"

Park Land, Parkland
Land that is publicly owned or controlled for the purpose of providing parks, recreation, or open space for public use.

Parks
Open space lands whose primary purpose is recreation. (See "Open Space Land.", "Community Park.", and "Neighborhood Park.")

Peak Hour/Peak Period
For any given roadway, a daily period during which traffic volume is highest, usually occurring in the morning and evening commute periods. Under some conditions, the "peak hour" may stretch into a "peak period" of several hours' duration.

Performance Standards
Zoning regulations that permit uses based on a particular set of standards of operation rather than on particular type of use. Performance standards provide specific criteria limiting noise, air pollution, emissions, odors, vibration, dust, dirt, glare, heat, fire hazards, wastes, traffic impacts, and visual impact of a use.

Planning Area
The area directly addressed by the general plan. A city's planning area typically encompasses the city limits and potentially annexable land within its sphere of influence.

Planning Commission
A body, usually having five or seven members, created by a city or county in compliance with California law (Section 65100) that requires the assignment of the planning functions of the city or county to a planning department, planning commission, hearing officers, and/or the legislative body itself, as deemed appropriate by the legislative body. The Elk Grove Planning

Commission contains five members appointed by the City Council.

Policy
A specific statement of principle or of guiding actions that implies clear commitment but is not mandatory. A general direction that a governmental agency sets to follow in order to meet its goals and objectives before undertaking an action program. (See "Program.")

Pollutant
Any introduced gas, liquid, or solid that makes a resource unfit for its normal or usual purpose.

Pollution
The presence of matter or energy whose nature, location, or quantity produces undesired environmental effects.

Pollution, Non-Point
Sources for pollution that are less definable and usually cover broad areas of land, such as agricultural land with fertilizers that are carried from the land by runoff.

Pollution, Point
In reference to water quality, a discrete source from which pollution is generated before it enters receiving waters, such as a sewer outfall, a smokestack, or an industrial waste pipe.

Preservation
As used in historic preservation, the process of sustaining the form and extent of a structure essentially as it exists. Preservation aims at halting further deterioration and providing structural stability but does not contemplate significant rebuilding. (See "Historic Preservation.")

Preserve, n.
An area in which beneficial uses in their present condition are protected; for example, a nature preserve or an agricultural preserve. (See "Agricultural Preserve." and "Protect.")

Preserve, v.
To keep safe from destruction or decay; to maintain or keep intact. (See "Maintain.")

Prime Agricultural Land
(1) Land used actively in the production of food, fiber, or livestock.
(2) All land which qualifies for rating as Class I or Class II in the Soil Conservation Service land use compatibility classifications.
(3) Land which qualifies for rating 80 through 100 in the Storie Index Rating. (See "Prime Farmland" and "Storie Index.")

Prime Farmland
Land which has the best combination of physical and chemical characteristics for the production of crops. Prime Farmland must have been used for the production of irrigated crops within the last three years. Prime Farmland does not include publicly-owned lands for which there is an adopted policy preventing agricultural use. (See "Prime Agricultural Land.")

Private Road/Private Street
Privately owned (and usually privately maintained) motor vehicle access that is not dedicated as a public street. Typically the owner posts a sign indicating that the street is private property and limits traffic in some fashion.

Professional Offices
A use providing professional or consulting services in the fields of law, medicine, architecture, design, engineering, accounting, and similar professions, but not including financial institutions or real estate or insurance offices.

Program
An action, activity, or strategy carried out in response to adopted policy to achieve a specific goal or objective. Policies and programs establish the "who," "how" and "when" for carrying out the "what" and "where" of goals and objectives.

Protect, v.
To maintain and preserve beneficial uses in their present condition as nearly as possible. (See "Enhance.")

Public and Quasi-public Facilities
Institutional, academic, governmental and community service uses, either owned publicly or operated by non-profit organizations, including private hospitals and cemeteries. (See "Institutional Uses.")

Public Services
Services traditionally provided by local government, including water and sewer, roads, parks, schools, and police and fire protection.

Rare or Endangered Species
A species of animal or plant listed in: Sections 670.2 or 670.5, Title 14, California Administrative Code; or Title 50, Code of Federal Regulations, Section 17.11 or Section 17.2, pursuant to the Federal Endangered Species Act designating species as rare, threatened, or endangered.

Recognize, v.
To officially (or by official action) identify or perceive a given situation.

Reconstruction
As used in historic preservation, the process of reproducing by new construction the exact form and detail of a vanished structure, or part thereof, as it appeared during a specific period of time. Reconstruction is often undertaken when the property to be reconstructed is essential for understanding and interpreting the value of an historic district and sufficient documentation exists to insure an exact reproduction of the original.

Recreation, Active
A type of recreation or activity that requires the use of organized play areas including, but not limited to, softball, baseball, football and soccer fields, tennis and basketball courts and various forms of children's play equipment.

Recreation, Passive
Type of recreation or activity that does not require the use of organized play areas.

Recycle, v.
The process of extraction and reuse of materials from waste products.

Regional
Pertaining to activities or economies at a scale greater than that of a single jurisdiction, and affecting a broad geographic area.

Rehabilitation
The repair, preservation, and/or improvement of substandard housing.

Remodeling
As used in historic preservation, making over or rebuilding all or part of an historic structure in a way that does not necessarily preserve its historical, architectural, and cultural features and character.

Restore, v.
To renew, rebuild, or reconstruct to a former state.

Restrict, v.
To check, bound, or decrease the range, scope, or incidence of a particular condition.

Retrofit, v.
To add materials and/or devices to an existing building or system to improve its operation, safety, or efficiency. Buildings can be retrofitted to use solar energy and to strengthen their ability to withstand earthquakes, for example.

Rezoning
An amendment to the map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

Richter Scale
A measure of the size or energy release of an earthquake at its source. The scale is logarithmic; the wave amplitude of each number on the scale is 10 times greater than that of the previous whole number.

Rideshare
A travel mode other than driving alone, such as buses, rail transit, carpools, and vanpools.

Right-of-way
A strip of land occupied or intended to be occupied by certain transportation and public use facilities, such as roadways, railroads, and utility lines.

Riparian Area
Riparian areas are comprised of the vegetative and wildlife areas adjacent to perennial and intermittent streams. Riparian areas are delineated by the existence of plant species normally found near freshwater.

Risk
The danger or degree of hazard or potential loss.

Runoff
That portion of rain or other precipitation that does not percolate into the ground and is discharged into streams or drainage facilities instead.

Sanitary Sewer
A system of subterranean conduits that carries refuse liquids or waste matter to a plant where the sewage is treated, as contrasted with storm drainage systems (that carry surface water) and septic tanks or leech fields (that hold refuse liquids and waste matter on-site). *See "Septic System"*

Seiche
An earthquake-generated wave in an enclosed body of water such as a lake, reservoir, or bay.

Seismic
Caused by or subject to earthquakes or earth vibrations.

Seniors
Persons age 62 and older. (See "Elderly.")

Septic System
A sewage-treatment system that includes a settling tank through which liquid sewage flows and in which solid sewage settles and is decomposed by bacteria in the absence of oxygen. Septic systems are often used for individual-home waste disposal where an urban sewer system is not available. *See "Sanitary Sewer"*

Setback
The horizontal distance between the property line and any structure.

Sewage
See "Wastewater"

Shall
That which is obligatory; an unequivocal direction.

Shopping Center
A group of commercial establishments, planned, developed, owned, or managed as a unit, with common off-street parking provided on the site.

Should
Signifies a directive to be honored if at all possible; a less rigid directive than "shall," to be honored in the absence of compelling or contravening considerations.

Sign
Any representation (written or pictorial) used to convey information, or to identify, announce, or otherwise direct attention to a business, profession, commodity, service, or entertainment, and placed on, suspended from, or in any way attached to, any structure, vehicle, or feature of the natural or manmade landscape.

Significant Effect
A beneficial or detrimental impact on the environment. May include, but is not limited to, significant changes in an area's air, water, and land resources.

Site
A parcel of land used or intended for one use or a group of uses and having frontage on a public or an approved private street. A lot.

Slope
Land gradient described as the vertical rise divided by the horizontal run, and expressed in percent.

Soil
The unconsolidated material on the immediate surface of the earth created by natural forces that serves as natural medium for growing land plants.

Solid Waste
Any unwanted or discarded material that is not a liquid or gas. Includes organic wastes, paper products, metals, glass, plastics, cloth, brick, rock, soil, leather, rubber, yard wastes, and wood, but does not include sewage and hazardous materials. Organic wastes and paper products comprise about 75 percent of typical urban solid waste.

Specific Plan
A legal tool authorized by Article 8 of the Government Code (Section 65450 et seq.) for the systematic implementation of the general plan for a defined portion of a community's planning area. A specific plan must specify in detail the land uses, public and private facilities needed to support the land uses, phasing of development, standards for

the conservation, development, and use of natural resources, and a program of implementation measures, including financing measures.

Sphere of Influence
The probable physical boundaries and service area of a local agency, as determined by the Local Agency Formation Commission (LAFCO) of the County.

Standards
(1) A rule or measure establishing a level of quality or quantity that must be complied with or satisfied. The State Government Code (Section 65302) requires that general plans spell out the objectives, principles, "standards," and proposals of the general plan. Examples of standards might include the number of acres of park land per 1,000 population that the community will attempt to acquire and improve, or the "traffic Level of Service" (LOS) that the plan hopes to attain.
(2) Requirements in a zoning ordinance that govern building and development as distinguished from use restrictions, for example, site-design regulations such as lot area, height limit, frontage, landscaping, and floor area ratio.

Storm Runoff
Surplus surface water generated by rainfall that does not seep into the earth but flows overland to flowing or stagnant bodies of water.

Structure
Anything constructed or erected that requires location on the ground (excluding swimming pools, fences, and walls used as fences).

Subdivision
The division of a tract of land into defined lots, either improved or unimproved, which can be separately conveyed by sale or lease, and which can be altered or developed. "Subdivision" includes a condominium project as defined in Section 1350 of the California Civil Code and a community apartment project as defined in Section 11004 of the Business and Professions Code.

Subdivision Map Act
Division 2 (Sections 66410, et seq.) of the California Government code, this act vests in local legislative bodies the regulation and control of the design and improvement of subdivisions, including the requirement for tentative and final maps. (See "Subdivision.")

Substantial
Considerable in importance, value, degree, or amount.

Topography
Configuration of a surface, including its relief and the position of natural and man-made features.

Tract Map
See "Map, Tract"

Traffic Model
A mathematical representation of traffic movement within an area or region based on observed relationships between the kind and intensity of development in specific areas. Many traffic models operate on the theory that trips are produced by persons living in residential areas and are attracted by various non-residential land uses. (See "Trip.")

Transit
The conveyance of persons or goods from one place to another by means of a local, public transportation system.

Transit, Public
A system of regularly-scheduled buses and/or trains available to the public on a fee-per-ride basis. Also called "Mass Transit."

Trees, Street
Trees strategically planted--usually in parkway strips, medians, or along streets--to enhance the visual quality of a street.

Trip
A one-way journey that proceeds from an origin to a destination via a single mode of transportation; the smallest unit of movement considered in transportation studies. Each trip has one "production end," (or origin--often from home, but not always), and one "attraction end," (destination). (See "Traffic Model.")

Trip Generation
The dynamics that account for people making trips in automobiles or by means of public

transportation. Trip generation is the basis for estimating the level of use for a transportation system and the impact of additional development or transportation facilities on an existing, local transportation system. Trip generations of households are correlated with destinations that attract household members for specific purposes.

Truck Route
A path of circulation required for all vehicles exceeding set weight or axle limits, a truck route follows major arterials through commercial or industrial areas and avoids sensitive areas.

Uniform Building Code (UBC)
A national, standard building code that sets forth minimum standards for construction, published by the International Conference of Building Officials (ICBO).

Uniform Housing Code (UHC)
State housing regulations governing the condition of habitable structures with regard to health and safety standards, and which provide for the conservation and rehabilitation of housing in accordance with the Uniform Building Code (UBC).

Urban Design
The attempt to give form, in terms of both beauty and function to selected urban areas or to whole cities. Urban design is concerned with the location, mass, and design of various urban components and combines elements of urban planning, architecture, and landscape architecture.

Urban Land Use
Residential, commercial, or industrial land use in areas where urban services are available.

Urban Services
Utilities (such as water, gas, electricity, and sewer) and public services (such as police, fire, schools, parks, and recreation) provided to an urbanized or urbanizing area.

Use
The purpose for which a lot or structure is or may be leased, occupied, maintained, arranged, designed, intended, constructed, erected, moved, altered, and/or enlarged in accordance with the City or County zoning ordinance and General Plan land use designations.

Utility Corridors
Rights-of-way or easements for utility lines on either publicly or privately owned property. (See "Right-of-way." or "Easement.")

Vacant
Lands or buildings that are not actively used for any purpose.

Volume-to-Capacity Ratio
A measure of the operating capacity of a roadway or intersection, in terms of the number of vehicles passing through, divided by the number of vehicles that theoretically could pass through when the roadway or intersection is operating at its designed capacity. Abbreviated as "v/c." At a v/c ratio of 1.0, the roadway or intersection is operating at capacity. If the ratio is less than 1.0, the traffic facility has additional capacity.

Warehousing Use
A use engaged in storage, wholesale, and distribution of manufactured products, supplies, and equipment, excluding bulk storage of materials that are inflammable or explosive or that present hazards or conditions commonly recognized as offensive.

Wastewater
Liquid and water-carried industrial wastes and sewage from residential dwellings, commercial buildings, industrial and manufacturing facilities, and institutions, whether treated or untreated.

Water-efficient Landscaping
Landscaping designed to minimize water use and maximize energy efficiency.

Wetlands
Transitional areas between terrestrial and aquatic systems where the water table is usually at or near the surface, or the land is covered by shallow water. Under a "unified" methodology now used by all federal agencies, wetlands are defined as "those areas meeting certain criteria for hydrology, vegetation, and soils."

Wildlife
Animals or plants existing in their natural habitat.

Will
That which is expected or may be expected. Expresses intent or purpose. (See "Shall" and "Should.")

Woodlands
Lands covered with woods or trees.

Zone, Traffic
In a mathematical traffic model the area to be studied is divided into zones, with each zone treated as producing and attracting trips. The production of trips by a zone is based on the number of trips to or from work or shopping, or other trips produced per dwelling unit.

Zoning
The division of a city or county by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the General Plan.

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